DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1196
St Johns Farm, Trout Lane, Brooks Green, West Sussex

DESCRIPTION:

Prior notification for the erection of an agricultural building for the storage of hay, silage and agricultural machinery and equipment.

SITE AND SURROUNDINGS:

The application site comprises an established agricultural unit of approximately 6 hectares, located to the east of Trout Lane in the rural settlement of Brooks Green, approximately 4.5 miles south-west of Horsham. The holding includes an existing barn, a shed, and a stable building, with a dwelling and residential annexe located to the south-west. The wider surroundings are characterised by open agricultural fields and woodland, with a designated Ancient Woodland located immediately to the north of the existing barn. The site is accessed via an existing track from Trout Lane.

RELEVANT PLANNING HISTORY:

SP/60/01	Change of use of buildings to workshops and long term storage and office Site: St Johns Farm Brooks Green	PER
SP/16/02	Single-storey extension Site: St Johns Farm Brooks Green	PER
SP/35/02	Variation of conditions 1,2,3,4,5,8,10 and 11 on sp/60/01 Site: St Johns Farm Brooks Green	WDN
SP/54/02	Variation of condition 11 of sp/60/01 to allow the use of power tools Site: St Johns Farm Brooks Green	PER
SP/18/03	Erection of a replacement storage building Site: St Johns Farm Trout Lane Brooks Green	WDN
SP/54/03	Removal of condition 1 of sp/54/02 relating to the discontinuance of the use of power tools Site: St Johns Farm Trout Lane Brooks Green	PER
SP/2/95	Conversion of barn to 2-bedroomed house Site: St Johns Farm Brooks Green	PER
SP/21/95	Continued use of building for b1 use (small vehicle and car repairs and minor spraying) Site: St Johns Farm Brooks Green	PER
SP/25/95	Amendment on sp/2/95 for conversion of barn to dwelling Site: St Johns Farm Brooks Green	PER
SP/49/95	Removal of condition 4 from sp/21/95 (relating to use of power tools and panel beating) Site: St Johns Farm Brooks Green	REF
DC/09/0314	2-Bay garage and store	PER
DC/11/0721	Prior Notification for construction of farm building	PANR
DC/20/1652	Application to confirm the continuous use of a former silage clamp for the storage and distribution of woodchip to fuel biomass boilers	WDN

	(B8 Use) purposes for a period in excess of ten years (Certificate of Lawful Development - Existing)	
DC/20/1653	Application to confirm the continuous use of a plant hire and store/workshop for a Civil Engineer (Sui Generis Use Class) purposes for a period in excess of ten years (Certificate of Lawful Development - Existing).	WDN
DC/20/2344	Application to confirm the continuous use of a plant hire and store/workshop and associated external area for Civil Engineering (Sui Generis Use Class) purposes for a period in excess of ten years (Certificate of Lawful Development - Existing).	PER
DC/20/2385	Application to confirm the continuous use of a silage clamp for storage and distribution of woodchip (Class B8 use) purposes for a period in excess of ten years (Certificate of Lawful Development - Existing).	PER
DC/21/2358	Change of use of building from agriculture to a mix of agriculture and storage/processing of firewood.	WDN
DC/21/2396	Change of use of building from agriculture to a mix of agriculture alongside drying, processing and storage of firewood (Sui Generis) (Retrospective)	PER
DC/24/1766	Conversion of detached garage into a one bedroom residential annexe ancillary to St Johns Farm.	PER
DC/25/1196	Prior notification for the erection of an agricultural building for the storage of hay, silage and agricultural machinery and equipment.	PDE
DC/09/0314	2-Bay garage and store	PEND

CONSULTATION RESPONSES:

WSCC Public Right of Way: No Objection

No Objection in Principle: The proposal is generally acceptable.

Access via Footpath 1902:

- The access route overlaps with a legal public footpath.
- Applicant must mitigate risks to footpath users (e.g., site notices).
- Any surface damage from vehicles must be repaired by those responsible.
- Public rights take precedence over private vehicular access—vehicles must yield to pedestrians.

Footpath FP2812 (Northern Boundary):

- The red line boundary lies south of the footpath.
- The footpath must not be blocked, narrowed, or its surface disturbed—this would breach the Highways Act 1980.
- If unsure of the legal width, the applicant should contact WSCC Legal Services for clarification.

Shipley Parish Council – No objection

1 letter of representation was received which can be summarised as follows:

- Request that the use of the barn be for the stated agricultural purposes only
- Directly adjacent to a public right of way and can be seen from this
- Generate increased traffic, noise, dust, and nuisance

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article

8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main issue is whether prior approval is required for the proposed development under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This Class relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

Permitted development

Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to "*the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –*

(a) works for the erection, extension or alteration of a building; or
(b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit."

The permitted development right is subject of a number of provisions and conditions. There is no apparent conflict with A.1 (a) through (k).

Paragraph D.1(2)(a) states that an area "*calculated as described in paragraph D.1(2)(a) "comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development*".

This application is submitted under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which allows for the erection of a building on an agricultural unit of 5 hectares or more where reasonably necessary for the purposes of agriculture within that unit, subject to limitations and conditions.

The holding extends to 6 hectares, and the proposed building would be used for the storage of hay, silage, and agricultural machinery. The structure would measure 18.3m in length, 12.2m in width, with a height of 6.46m to the ridge and 4.6m to the eaves, giving a total floor area of approximately 223m². It is considered that the building has been designed for agricultural purposes. The size, scale, and use fall within the GPDO thresholds, and there is no conflict with Class A.1(a)–(l).

Siting, Design, and Appearance

Article A.2(2)(a)(i) of Class A Part 6 of Schedule 2 of the GPDO imposes a condition on permitted development to determine whether prior approval is required for the siting, design and external appearance.

The building would be sited immediately east of an existing barn, positioned slightly further south to provide separation from the adjacent Ancient Woodland. This location ensures the proposal is visually grouped with existing farm buildings, avoiding isolated encroachment into open countryside. The olive-green box-profile steel sheeting and concrete lower panels are typical of modern agricultural structures and will be visually appropriate in the rural setting. The site will continue to be accessed via the existing farm track from Trout Lane.

It is noted that the access route to the site runs along the legal line of Public Footpath 1902. This is an existing situation, with the location of the barn currently laid to hardstanding in association with

the existing building. It is not considered that the proposal would result in any further impact on the public right of way. It is however considered reasonable to inform the applicant, by way of an informative, of the actions that should be taken to ensure that development activities do not pose a risk to lawful path users. Appropriate mitigation measures such as on-site notices warning both walkers and vehicular users should be implemented. Additionally, any damage to the footpath surface caused by vehicular access must be repaired by those exercising such rights. Public rights take precedence over private vehicular access, and vehicles must give way to footpath users at all times.

The siting, design, and external appearance are acceptable. The development would not result in harm to the character of the area or the amenity of neighbouring occupiers.

Conclusion

The proposed structure is considered to be reasonably necessary for the purposes of agriculture. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural setting. For these reasons, and subject to the above considerations regarding public rights of way, it is recommended that Prior Approval is Not Required.

Recommendation: Prior Approval Required and PERMITTED

NOTE TO APPLICANT
It is also noted that Public Footpath FP2812, which runs along the northern boundary of the site, must not be obstructed, narrowed, or disturbed. The red line boundary sits to the south of this footpath, and any interference with its legal route or surface would constitute an offence under the Highways Act 1980. If the applicant is uncertain about the legal width or alignment of the footpath, it is strongly recommended that they contact WSCC Legal Services at legal.services@westsussex.gov.uk for clarification.

Plans list for: DC/25/1196

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	22.07.2025
Location & Block plan	Building Layout & Elevations & Site & Location Plans	23-08-01	22.07.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 15.09.2025

Authorising Officer sign/initial Tamara Dale Date: 15.09.2025