



Applications & Appeals Services

PLANNING STATEMENT

**CLASS A: Prior Notification For The Relocation Of An Agricultural
Building**

at

Land East of Littleworth Lane, Cowfold, West Sussex, RH13 8NB

APPLICANT: Camelia Botnar Foundation

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Appendix NJA/01 - DC091231 Delegated Report

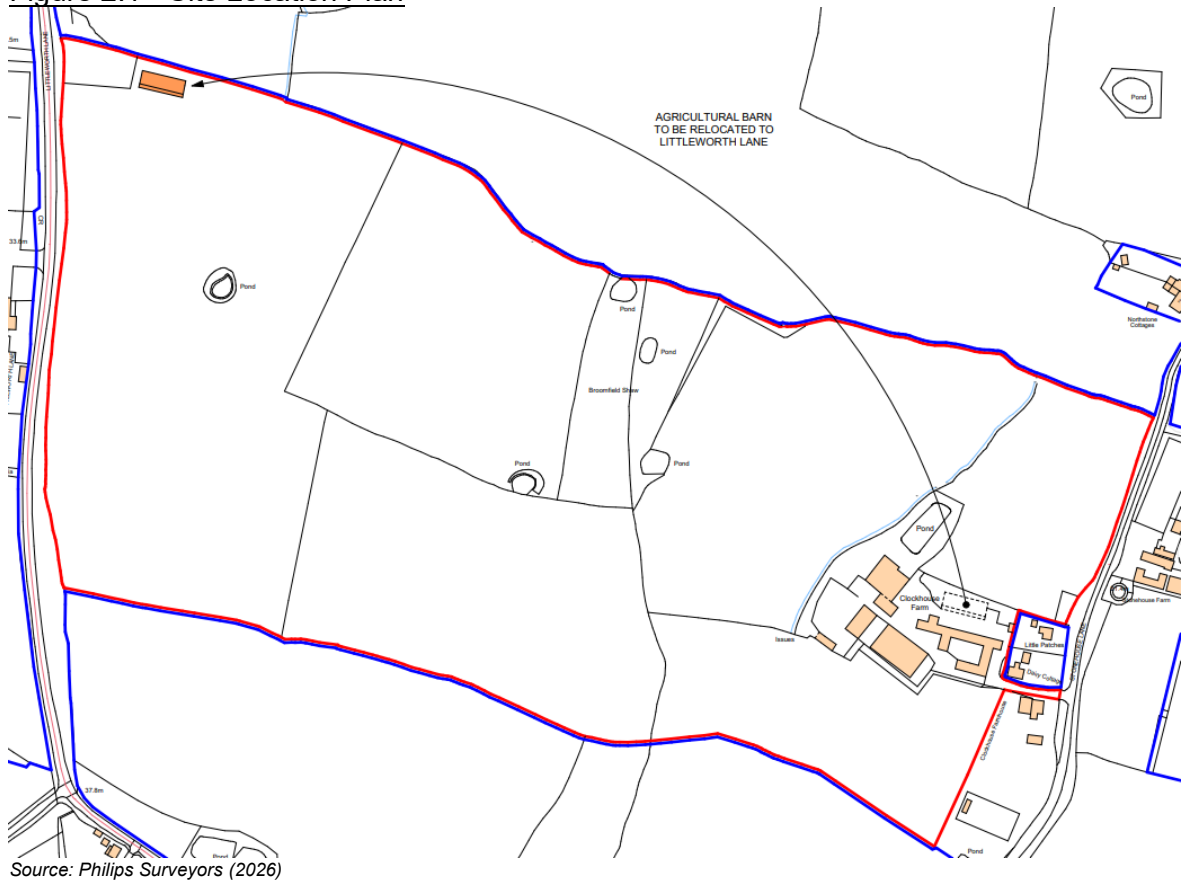
1. INTRODUCTION

- 1.1 The proposal is for the relocation of an agricultural barn at Land East of Littleworth Lane, Cowfold, West Sussex, RH13 8NB. This application is submitted under the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class A permits certain operational development on agricultural units of 5 hectares or more, including the erection, extension or alteration of buildings reasonably necessary for the purposes of agriculture. In practice, local planning authorities have treated the relocation of existing agricultural buildings within the same agricultural unit as falling within these provisions, subject to compliance with the relevant criteria and prior notification procedure. This Planning Statement therefore addresses the criteria of Class A and confirms that the proposed barn is 'permitted development', thereby not requiring planning permission.
- 1.2 By way of background the Applicant wishes to move the existing barn to the new location because it would allow for improved access for lorries delivering straw and collecting hay from the holding along with cattle. At the current location, the narrow roadway access does not easily allow lorries to enter the farmyard, and thus it is necessary to unload in another location and use tractors to move the hay and straw. In addition, the new location will also provide a much quieter siting away from residential properties for weaning calves and or lambs.

2. THE SITE

- 2.1 The application site comprises an agricultural barn located within the wider agricultural holding of Clock House Farm, situated between Stonehouse Lane and Littleworth Lane on the outskirts of Cowfold, West Sussex. The agricultural unit extends across several fields and farm buildings, as shown on the submitted Location Plan.

Figure 2.1 - Site Location Plan



- 2.2 The existing barn forms part of a cluster of agricultural buildings on the eastern side of the holding, adjacent to Stonehouse Lane, and is surrounded by open agricultural land associated with Clock House Farm. The proposal seeks to relocate the barn to a new position on the western side of the agricultural holding, adjacent to Littleworth Lane, where it will remain fully within the established farm holding. Access to the relocated barn will be taken directly from Littleworth Lane using the existing access.
- 2.3 The barn is a functional agricultural structure of simple and robust construction, comprising a steel portal frame with concrete blockwork to the lower sections of the elevations, vertical timber cladding above, and a corrugated sheet roof incorporating rooflights. The building

includes open-fronted bays with steel livestock gates and sits within an area of concrete hardstanding, with vegetation encroaching around parts of the structure in keeping with its utilitarian farmyard setting.

- 2.4 The site has been used solely for agricultural purposes as part of the wider Clock House Farm enterprise. The barn proposed for relocation is an established and functional agricultural structure that supports the ongoing farming operations at the holding.

3. PLANNING HISTORY

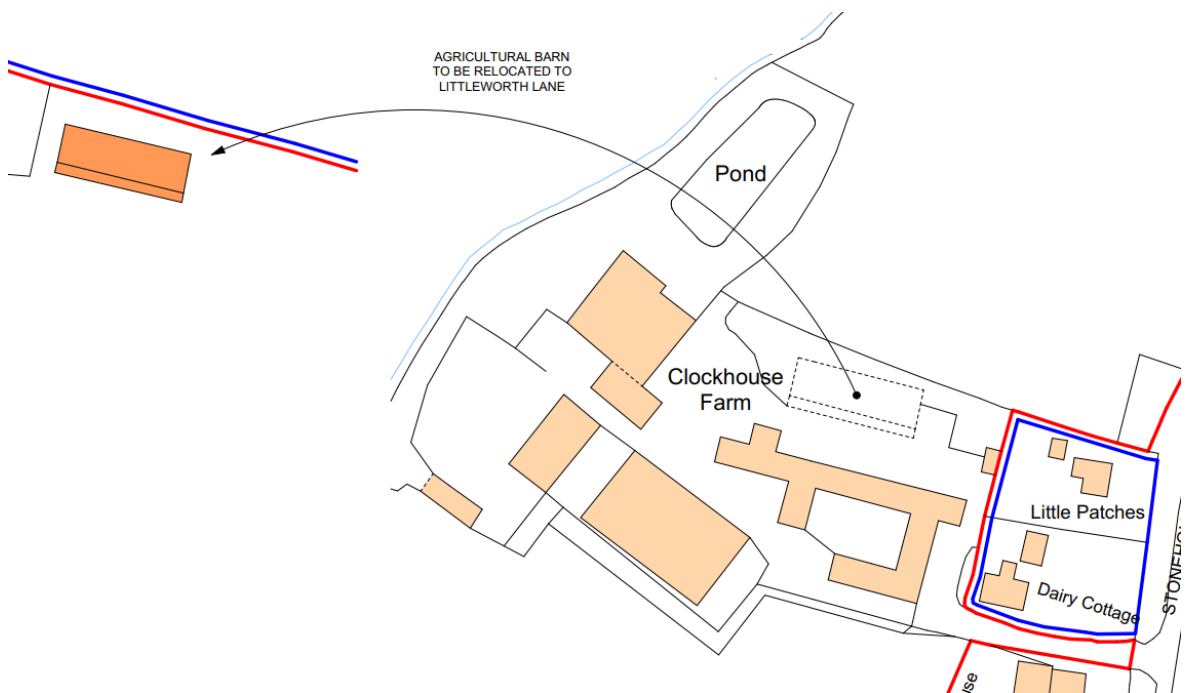
3.1 The following is the relevant planning history for the wider Clockhouse Farm site:

- CF/12/95 - 2-storey rear extension. Application Approved 26 May 1995.
- CF/13/96 - Erection of shed. Application Approved 26 June 1996.
- CF/15/97 - 2-storey extension. Application Approved 13 May 1997.
- DC/09/2099 - Replace existing barn with a new steel framed barn (Agricultural Prior Notification). Prior Approval Not Required 09 December 2008.

4. DETAILS OF THE PROPOSAL

- 4.1 The proposal seeks prior approval for the relocation of an existing agricultural barn within the established agricultural holding of Clock House Farm. The barn is currently positioned on the eastern side of the unit, adjacent to Stonehouse Lane, and is proposed to be relocated to a new position on the western side of the farm, adjoining Littleworth Lane.
- 4.2 No physical alterations to the barn are proposed as part of this application. The building would be reconstructed in its existing form, dimensions, materials, and appearance, as shown on the accompanying existing and proposed plans. The footprint, height, massing, and external cladding will remain unchanged, and the relocated structure will continue to function as an agricultural building in the same manner as at present.
- 4.3 The works therefore comprise the dismantling of the barn and its re-erection in an alternative location within the same agricultural unit, with all aspects of the building retained as existing. The proposal does not involve any new floorspace, enlargement, or intensification beyond the established agricultural use.

Figure 4.1 - Proposed Site Block Plan



Source: Philips Surveyors (2026)

5. ASSESSMENT AGAINST CLASS A

- 5.1 The following is an assessment of the proposed development against the provisions of Class A:

Permitted development

A. 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.

- 5.2 The proposal is for the relocation of an existing building which is reasonably necessary for the purposes of agriculture on an agricultural unit (Clock House Farm) of more than 5 hectares (the farm comprises 19.3 hectares). The proposal therefore falls within the remit of Class A.
- 5.3 It is recognised in appeal decisions dealing with Part 6 Class A that the phrase “works for the erection, extension or alteration of a building” should be interpreted in a practical way, focusing on whether the operational development is reasonably necessary for the purposes of agriculture. In practice, local planning authorities have accepted proposals described as the “relocation of agricultural buildings” as falling within Class A, where the buildings are re-erected in their existing form within the same agricultural unit and no additional floorspace is created. A prior notification decision from Horsham District Council under planning application ref. DC/09/1231 confirms this approach (Decision Notice at Appendix NJA01¹). This proposal follows the same approach, involving the dismantling

¹ It should be noted the Description of Development was altered on the approved documents associated with this application, however the principle of development remained the same.

and re-erection of the existing barn within the Clock House Farm unit without enlargement or change of use.

- 5.4 This previous decision by the Council confirms that the relocation of an agricultural building, where no enlargement is proposed and where the agricultural purpose is maintained, is capable of being treated as an alteration for the purposes of Class A and therefore benefits from permitted development rights.

Development not permitted

A.1 Development is not permitted by Class A if –

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

- 5.5 The proposed development will not be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare, the agricultural building is simply being relocated on the wider site. The proposal complies with criterion A.1 (a).

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

- 5.6 No development under Class Q or S of Part 3 (changes of use) has been carried out within a period of 10 years at Clock House Farm. The proposal complies with criterion A.1 (b).

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

- 5.7 The proposed development does not comprise the erection, extension or alteration of a dwelling. The proposal complies with criterion A.1 (c).

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

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- 5.8 The proposed building has already been specifically designed for agricultural purposes and will continue to do so in its new location. The proposal therefore complies with criterion A.1 (d).

(e) the ground area which would be covered by –

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

- 5.9 The existing agricultural building to be relocated has a ground area of approximately 300m² thereby complying with criterion A.1 (e).

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

- 5.10 The proposed building will not be sited within 3km of the perimeter of an aerodrome. The proposal does not conflict with criterion A.1 (f).

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

- 5.11 The height of the existing agricultural building measures 6m (ridge height) thereby complying with criterion A.1 (g).

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

- 5.12 The proposed barn is located more than 25 metres from the metalled surface of any trunk road or classified road, and Littleworth Lane is an unclassified rural lane; the proposal therefore fully complies with criterion A.1(h).

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation use or to

be used for the accommodation or livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

- 5.13 The proposed location of the agricultural building is not within 400 metres of the curtilage of a protected building.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected to fish farming;

- 5.14 The proposal does not conflict with criterion A.1 (j).

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system –

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building; or

- 5.15 The above is not relevant to the proposal. There is no conflict with criterion A.1 (k).

(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

- 5.16 There is no conflict with criterion A.1 (l).

Conditions

- 5.17 A number of conditions are set out under Class A.2 of Part 6 of the GPDO. These conditions are addressed and met as follows.

- 5.18 Condition A.2(1) - The proposed development will not be carried out within 400 metres of the curtilage of any protected building. The relocated barn will continue to be used for general agricultural purposes, including the keeping of livestock and storage of hay and straw, however, no livestock housing is proposed within 400 metres of a protected building and the relocation fully complies with this condition.

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- 5.19 Condition A.2(2) - This application is submitted in accordance with Condition A.2(2) for a determination as to whether the prior approval of the Local Planning Authority is required for the siting, design and external appearance of the relocated agricultural building. The proposal would utilise the existing access off Littleworth Lane and does not involve the formation of a new private way, nor any excavation, deposit of waste, or installation of a tank.
- 5.20 The proposed siting is on agricultural land on the western side of the holding adjacent to Littleworth Lane, remaining entirely within the established agricultural unit of Clock House Farm. The building will be positioned close to existing agricultural activities and field boundaries, and will not result in harmful encroachment into undeveloped countryside. The relocation consolidates farm functions and places the barn in a more operationally suitable part of the holding.
- 5.21 The design and appearance of the barn remain unchanged from its existing form. The relocated structure will retain its steel frame, concrete block lower walls, vertical timber cladding and corrugated sheet roof with rooflights, as shown on the submitted plans. This appearance is typical of rural agricultural buildings and will not appear out of keeping with the character of the surrounding landscape. The barn will be read within the context of the wider Clock House Farm landholding and its materials are appropriate for this rural setting.
- 5.22 The relocated barn will be accessed directly from Littleworth Lane, using the existing farm entrance. No new access creation or alteration to the public highway is required.
- 5.23 This Planning Statement forms the required written description of the proposed development. The materials to be used will match the existing barn, comprising concrete blockwork at lower level, vertical timber cladding above, and a corrugated roof sheeting system with rooflights. No changes to the building's materials or form are proposed.
- 5.24 The proposal complies with Conditions A.2(2)(i) and (ii) in respect of siting, design, and appearance. Conditions (iii)–(vi) relating to agricultural use, timing, and notification requirements are acknowledged and fully satisfied. No part of the development exceeds the height, size or operational thresholds set out under Class A.
- 5.25 Condition A.2(3) – Noted.
- 5.26 Condition A.2(4) – Noted.

5.27 Condition A.2(5) – Noted.

5.28 Condition A.2(6) – Noted.

5.29 Condition A.2(7) – Noted.

6. CONCLUSIONS

- 6.1 This Planning Statement sets out that the relocation of an agricultural building at Land East of Littleworth Road, Cowfold as proposed complies in full with the requirements and conditions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).