**Planning Statement**

**Supporting Statement**

Prior Notification under
Town and Country Planning (General Permitted Development) Order 2015
(As amended), Schedule 2, Part 6, Class A

**Erection of agricultural Machinery and equipment storage barn**
At
**North Lodge  Deene Park Horsham RH13 0AB**
on behalf of

**Mrs Josie Collis**

**May 2024**

**Planning & Development**

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## 1. Introduction

1.1. This is a prior notification application concerns a proposed agricultural barn on land at North Lodge Denne Park Horsham RH13 0AB

1.2. This application should be read in conjunction with the supporting plans which indicate the location, appearance and dimensions of the proposed barn together with the supporting Agricultural Appraisal which provides the necessary justification for the agricultural building. The proposal will support the agricultural enterprise of the applicant.

1.3. This application is made under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018) (GPDO). It seeks to confirm that the erection of the building complies with the relevant provisions within this Order, specifically in Schedule 2, Part 6, Class A.

## 2. Site Description and Proposals

2.1. The application site forms part of the applicant's farm unit of 8.91 ha. The farming is pasture land and comprises a Flock of Pedigree Dorset Down sheep, Highland Cattle and Goats. The building proposed will be used as a secure agricultural store. The building would measure 16m by 6 m (96 m²). In addition, a hardened turning area of 18 x 22 m (396 m²) is proposed linking the proposed building with the existing internal access road.

2.2. Currently the land has no building to house agricultural feed and equipment. The need is to provide the holding with a secure storage barn that will be situated adjacent to North Lodge and this will serve the applicants farming enterprise. The justification for the barn is further set out in the Agricultural Appraisal.

2.3. The proposed barn will be situated to the east of North Lodge with access onto the internal private access. In addition, any visual impacts are also minimised by virtue of the building being in close proximity to trees that help to screen the site in mainly an easterly and westerly direction.

2.4. The barn is designed as a typical agricultural storage building that provides secure storage. The building will be a steel portal framed structure with timber cladding (brown) and a natural Big 6 fibre cement sheeting on the roof.

2.5. An aerial photograph of the site and area is provided below:




*Aerial photograph indicating the location of the site*

2.6 No planning applications submitted since the applicants took over ownership of the enterprise in 2019. However, the historical applications are provided in chronological order below:

- New gates and gate posts and alterations to vehicular access Site: North Lodge Denne Park Horsham

  Ref. No: SQ/124/03 | Status: Application Permitted

- 2 dormer windows

  Ref. No: SQ/13/04 | Status: Application Refused

- 2 dormer windows

  Ref. No: SQ/14/04 | Status: Application Refused

- Two storey rear extension (Full Planning)

  Ref. No: DC/12/1568 | Status: Application Withdrawn

- Two storey rear extension (Listed Building Consent)

  Ref. No: DC/12/1569 | Status: Application Withdrawn

- Rear extension and alterations (Full Planning)

Ref. No: DC/12/2029 | Status: Application Permitted

- Rear extension and alterations (Listed Building Consent)

Ref. No: DC/12/2030 | Status: Application Permitted

- Rear extension and alterations (Full Planning)

Ref. No: DC/13/0154 | Status: Application Permitted

- Rear extension and alterations (Listed Building Consent)

Ref. No: DC/13/0155 | Status: Application Permitted

- Rear extension and alterations (with dormer window) (Full Planning)

Ref. No: DC/13/0156 | Status: Application Refused

- Rear extension and alterations (with dormer window) (Listed Building Consent)

Ref. No: DC/13/0157 | Status: Application Refused

- Rear extension and alterations (Full Planning)

Ref. No: DC/13/0648 | Status: Application Permitted

- Rear extension and alterations (Listed Building Consent)

Ref. No: DC/13/0649 | Status: Application Permitted

## 3. Assessment

3.1. The proposed development is assessed against the applicable criteria under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Class A allows for:
*"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"*.

3.2. The proposal concerns the erection of an agricultural building to provide means of storing feed and equipment. The internal area calculated is 96m2 as is shown

on the attached location/block plans. The holding's total area is calculated to be over 5 hectares. Under Class A the development is permitted subject to the following criteria:

| **GPDO** | **Assessment** |
|---|---|
| **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; | The applicant's unit totals 8.91ha. |
| (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; | The site has been in continuous agricultural use for very many years with no development under Classes Q or S. The proposal will meet the emerging storage needs of the enterprise. |
| (c) it would consist of, or include, the erection, extension or alteration of a dwelling; | It would NOT involve the erection, extension or alteration of a dwelling. |
| (d) it would involve the provision of a building, structure or works not designed for agricultural purposes; | The proposed building is designed for agricultural purposes. |
| (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; or | |
| (ii) any building erected or extended or altered by virtue of Class A, | |
| would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part; | The building is proposed under Class A and its total ground area with hardstanding would be 492m² |
| (f) the height of any part of any building, structure or works within 3 kilometres of | The building would not be within 3km of an active aerodrome. |

| | |
|---|---|
| the perimeter of an aerodrome would exceed 3 metres; | |
| (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; | N/a |
| (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road; | The building would not be within 25m of a classified road. |
| (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 used or to be used for the accommodation of 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; | The proposed building would not be for the accommodation of livestock nor for storage of slurry or sewage sludge within 400 metres of a protected building. |
| (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or | N/a |
| (k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system— | N/a |
| (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. | - |

**Conditions (Class A)**

3.3. **A.2**—(1) Development is permitted by Class A subject to the following conditions:

(a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

***Not applicable.***

(b) & (c)…***Not applicable****.*

(2) Subject to sub-paragraph (3), development consisting of—

(a) the erection, extension or alteration of a building;

(b) the formation or alteration of a private way;

(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or

(d) the placing or assembly of a tank in any waters

is permitted by Class A subject to the following conditions—(i)-(vi)…

***Complies as demonstrated by application documents.***

(3) The conditions in sub-paragraph (2) do not apply to the extension or alteration of a building if the building is not on article 2(4) land except in the case of a significant extension or a significant alteration.

***Not applicable.***

(4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).

***Not applicable.***

(5) (6) & (7) *Can comply/not applicable.*

## 4. Conclusion

4.1. This prior notification application concerns the erection of an agricultural barn on land adjacent to North Lodge Denne Park Horsham RH13 0AB

4.2. It has been demonstrated that the building would be erected within a farm holding of more than 5 hectares, complies with Class A and its supporting conditions/paragraphs and is reasonably required. The application should be read in conjunction with the supporting Agricultural Appraisal.

4.3. It is therefore considered that Prior Approval should either not be required or granted.

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