Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1825
Field of Dreams, Betley Lane, Henfield, West Sussex, BN5 9QT

DESCRIPTION:
Prior notification for the erection of an agricultural building for the storage of hay, machinery and equipment, and a new access track.

RELEVANT PLANNING HISTORY:

DC/24/0864	Construction of a wildlife pond (Retrospective).	Application Permitted on 13.11.2024

SITE AND SUROUNDINGS:

The application site comprises agricultural land of approximately 7.5 hectares and the parcel of land part of this application would be over 1 hectare. The site is accessed via access track off Betley Lane, with the wider surroundings characterised by agricultural fields, and the nearest Built Up Area boundary of Henfield is located approximately 250 metres east of the site.

DETAILED DESCRIPTION:

This notification is under Class A in Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and seeks a determination as to whether a new agricultural building for the storage of hay and agricultural machinery and equipment would require prior approval.

The proposed building would be approximately 20 metres in length, have an eaves height of 4 metres and overall height of 5.5 metres. The proposed materials would be vertical timer weatherboarding in its natural colour with green steel sheets on its roof. The building would be used as a storage facility for hay, agricultural machinery and other agricultural equipment.

A new access track would also be constructed to connect the proposed barn to the existing access track and access gate.

RELEVANT PLANNING POLICIES:
National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 26 - Strategic Policy: Countryside Protection
Policy 33 - Development Principles
Policy 38 - Strategic Policy: Flooding

Policy 41 - Parking

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 (GPDO).

Permitted Development

Class A of Part 6 of 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 an area of –*

a) *Works for erection, extension, or alterations of a building; or*
b) *Any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within the unit."*

The permitted development right is subject to a number of provisions and conditions. A.1 (a) states that development is not permitted 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;*

It is noted that the submitted plans indicate that the red line boundary of the proposed development is less than 1 hectare in area. However, such boundary is not considered a separate parcel of land and the entire parcel of land is larger than 1 hectare in area. The proposal would therefore be in accordance with A.1(a). Additionally, there is no apparent conflict with A.1 (a) to (l).

This proposal is for an agricultural building associated with hay production on site and the storage of agricultural equipment, however there is a variety of agricultural use on site, as well as equestrian use. There is an enclosure for chickens, grazing horses are present on site, and vegetables are grown in a parcel of land north of the proposed building.

The proposed building is required to store hay and agricultural machinery and equipment, as there is no existing barn on site. On the basis of the information provided, it is considered that the proposed agricultural building is reasonably necessary to carry out relevant agricultural activity.

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 proposed building would be a barn consisting of vertical timber weatherboarding and a roof with green steel sheets. It would be sited close to the existing access track to Betley Lane and the site boundary, which would not appear isolated. The design and external appearance are what would be expected for an agricultural building and taking into account the specific nature of the proposed use. The materials are considered acceptable.

Proposed access track

The formation of an access track, or private way is permitted under sub-paragraph A.2(2)(b) of Class A in Part 6 Schedule 2, subject to compliance with all other requirements under Class A. The proposed access track would connect the proposed agricultural building and the existing access track and access gate.

The proposed access track would be constructed by a layer of membrane with crushed concrete. Crushed concrete are considered waste materials, and A.2(1)(c) states that—

(c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

The formation of an access track is considered a provision of a hard surface. The proposal to construct an access track with crushed concrete is therefore considered in accordance with Class A of Part 6 in Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Conclusion

The proposed agricultural building 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 context. For these reasons, it is recommended that Prior Approval is not required.

Recommendation: Prior Approval Not Required

Plans list for: DC/24/1825
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		01	25.11.2024
Block plan	Existing	02	25.11.2024
Block plan	Proposed	03	25.11.2024
Site plan	Proposed	04	25.11.2024
Elevation & Floor plan	Proposed	06	25.11.2024
Supporting Docs	Prior Approval Letter	NONE	25.11.2024
Supporting Statement		TRACK MATERIALS	19.12.2024

DELEGATED

Case Officer sign/initial	Joshua Lee	Date:	19.12.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	19.12.2024