



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0096

Land at 519213 122563, Littleworth Lane, Partridge Green, West Sussex,

DESCRIPTION:

Prior notification for the erection of a dismantled agricultural barn

RELEVANT PLANNING HISTORY:

None relevant.

SITE AND SURROUNDINGS:

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. The agricultural unit extends across several fields and farm buildings and comprises 19.3 hectares. The planning statement states that the site has been used solely for agricultural purposes as part of the wider Clock House Farm enterprise.

DETAILED DESCRIPTION:

This notification seeks prior approval under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) for the relocation of an agricultural barn to a new location off Littleworth Lane.

The agricultural barn would be 27.52m in length, have a height to eaves of 4.66m, breadth of 9.16m and overall height of 6m. The footprint, height, massing and external cladding will remain unchanged, and the structure functions as an agricultural building. The barn comprises 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 barn would make use of an existing access of Littleworth Lane.

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 area of –*

- a) *Works for 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 to a number of provisions and conditions. There is no apparent conflict with A.1 (a) through to (l).

The application relates to the erection of an agricultural barn, which would essentially be relocated from the eastern main farm complex to a new location in the western part of the holding. The submission sets out that the proposed location allows for improved access for lorries delivering straw and collecting hay from the holding along with cattle. As the agricultural building is to be relocated, the building will continue to be used for general agricultural purposes, with the keeping of livestock not within 400m of a protected building. It is considered that the proposal is reasonably necessary of the purposes of agriculture as part of the agricultural unit at Clock House Farm.

The existing agricultural barn is to be dismantled and relocated to a more appropriate location. The existing barn will be demolished under a Part B prior notification, which is to be submitted separately.

Siting, Design and External 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 enclosed on 3 sides and open with livestock gates on one elevation. The structure would comprise a steel frame, concrete block lower walls, vertical timber cladding and corrugated sheet roof with rooflights. The appearance is typical of rural agricultural buildings and will not appear out of keeping with the character of the surrounding landscape. The siting is to the western side of the agricultural holding and will be accessed from Littleworth Lane, using an existing farm entrance. No new access creation or alteration to the public highway is required. It is considered that based on the information provided, the proposed agricultural building would be of a suitable siting, design and external appearance.

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 context. For these reasons, it is recommended that Prior Approval is not required.

Recommendation: Prior Approval Not Required

Plans list for: DC/26/0096

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Block plan	Proposed	BP-01 REV A	21.01.2026
Location plan	Proposed	LP-02 REV A	21.01.2026
Elevation plan	Proposed	PR-02	21.01.2026
Floor plan	Proposed	PR-01	21.01.2026
Supporting Docs	Appendices	pgh1pink/wk4/jlt	21.01.2026
Supporting Docs	Cover Letter	24/251	21.01.2026
Supporting Statement	Planning	NONE	21.01.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 09.02.2026

Authorising Officer sign/initial Guy Everest Date: 16.02.2026