Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1345
Princes Barn, Adversane Lane, Broadford Bridge, West Sussex,

DESCRIPTION:

Prior notification for the erection of an agricultural shed for the storage of equipment and machinery.

RELEVANT PLANNING HISTORY:

DC/26/1336	Erection of temporary single storey rural workers dwelling and agricultural building.	Pending Consideration

SITE AND SURROUNDINGS:

The planning statement details that the total area of the entire agricultural holding is 95 hectares, located on Adversane Lane, Billingshurst. The site of the proposed agricultural storage building is to the north-east of the site and sits against the boundary with Adversane Lane. There are no agricultural buildings on site currently.

DETAILED DESCRIPTION:

This notification seeks prior approval under Part 6 Class A of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (GPDO) for the erection of an agricultural shed for the storage of equipment and machinery.

The proposed building would be situated to the north-east of the site screened by existing trees along the boundary. The agricultural building will be 23m x 18m, with an eaves and ridge heights of 5m and 6.9m. The building will be entirely closed, with a roller shutter door on the north elevation. The building will have steel frame and plastisol sheeting in juniper green colour to the walls, and plastisol sheet in dove grey colour for the roof.

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 (g) and (i) through (l).

However, Class A.1(h) states:

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

A.1(h) states that the development must not be within 25 metres of a metalled part of a trunk road or classified road. Adversane Lane is a B classified road and therefore the proposed agricultural building, which sits along the boundary with the road, would be within 25 metres of a classified road. Therefore, the agricultural building does not benefit from permitted development due to not complying with A.1(h) and planning permission would be required.

Furthermore, the planning statement details that the proposed agricultural building would provide storage for machinery, trailers, agricultural equipment, veterinary supplies, fuel and feed. The building will provide a secure location for expensive agricultural equipment that currently has limited protection.

The planning statement states that the application site relates to an established agricultural holding extending to approximately 95 hectares. The holding supports an expanding enterprise comprising approximately 140 farmed fallow deer, together with associated grazing, livestock management and agricultural operations. The statement also states that historically the site accommodated agricultural buildings with the former agricultural use. There is, however, no recent planning history to demonstrate that this is the case, and aerial imagery does not show any agricultural use on the site. While it is not contested that there is an agricultural enterprise relating to the 140 farmed fallow deer, it is considered that further information is required to demonstrate where this agricultural enterprise is located and how that relates to the application site, in order to sufficiently justify that the proposed agricultural building is reasonably necessary for the purposes of agriculture.
The Prior approval was called in for further information. The applicant confirmed that they rent and manage approximately 67.02 (27.11 hectares) of agricultural land adjoining the application site. The

deers are kept and grazed on the land as part of the applicant's agricultural enterprise. The agricultural use of the holding comprises deer grazing and husbandry, pasture management, maintenance of drainage ditches, fencing and gates, and the storage and use of the machinery, feed and equipment required for those purposes. The proposed building will support these activities; it is not primarily to house the deer. Reading Agricultural Consultants commented on the application stating that the building is appropriately design for agricultural storage and its proposed use. It is considered that there is sufficient information to justify that the proposed barn would be reasonably necessary for the purposes of agriculture.

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 agricultural building will be accessed via the existing metalled gate entrance. The building would be situated to the north-east of the site and screened by existing trees along the boundary. The agricultural building will be 23m x 18m, with an eaves and ridge heights of 5m and 6.9m. The building will be entirely closed, with a roller shutter door on the north elevation. The building will have steel frame and plastisol sheeting in juniper green colour to the walls, and plastisol sheet in dove grey colour for the roof.

The appearance is typical of rural agricultural buildings and will not appear out of keeping with the character of the surrounding landscape. It is considered based on the information provided, that the proposed agricultural building would be of a suitable siting, design and external appearance.

Conclusion

The agricultural building would be within 25 metres of a B classified road and therefore would not comply with A.1(h) of Part 6. For this reason, it is recommended that the application is refused.

Recommendation: Prior Approval Required and REFUSED

1 The proposal would involve development within 25 metres of a metalled part of an B classified road. The proposal would therefore not meet the requirements of Schedule 2, Part 6, Class A.1(h) of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1345

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed North and South Elevation	NONE	21.08.2026
Elevation plan	Proposed North and South Elevation	NONE	21.08.2026
Location plan	Proposed Development Location Plan	26/66/3	21.08.2026

Supporting Docs	Business Plan	NONE	21.08.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 14.10.2026

Authorising Officer sign/initial Tamara Dale Date: 14.10.2026