



Horsham District Council

Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Bowshot Barn
Address Line 1	Cowfold Road
Address Line 2	
Address Line 3	West Sussex
Town/city	West Grinstead
Postcode	RH13 8LY

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
518679	122557

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Neil and Kathryn

Surname

Aaronson and Fanshaw

Company Name

Address

Address line 1

Bowshot Barn Cowfold Road

Address line 2

Address line 3

Town/City

West Grinstead

County

West Sussex

Country

UK

Postcode

RH13 8LY

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

James

Surname

Breckell

Company Name

James Breckell Architects

Address

Address line 1

89 Old Fort Road

Address line 2

Address line 3

Town/City

Shoreham by Sea

County

Country

GB

Postcode

BN435HA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
☐ An extension
☐ An alteration

Please describe the type of building

A single storey stable building with 15 stalls for horses, ancillary space for the grooming, care and breeding of horses and a horse walker enclosure and a sand path between existing and new buildings. Demolition of the existing 5 stall stable building.

Please state the dimensions of the building

Length

50.5

metres

Height to eaves

3

metres

Breadth

13.3

metres

Height to ridge

5

metres

Please describe the walls and the roof materials and colours

Walls

Materials

10 courses of Sussex Stock brickwork
1 canted brick
Western red cedar timber cladding

External colour

Brickwork - pink/ red
Western red cedar is a cherry colour when new and weathers to a silvery grey after a year or two.

Roof

Materials

Pre-finishes metal corrugated roof

External colour

Heather (dark red/ brown)

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
☒ No

Would the ground area covered by the proposed building exceed:

- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ☐ Yes
☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ☐ Yes
☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ☐ Yes
☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

25354.0

Scale

Sq.metres

What is the area of the parcel of land where the development is to be located?

Less than 1 but at least 0.4

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

100

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The proposed stable building is for the shelter, breeding, training and care of horses. It is also for the storage of hay and other feed as well as equestrian equipment. The horse walker is for exercising horses without riders. These activities are all part of the day to day needs of a working stud farm.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

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Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☒ Yes
☐ No

What is the height of the proposed development?

5.0

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

James Breckell

Date

20/08/2026