

Planning & Agricultural Statement

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

Proposed agricultural barn

At

**Orchard Farm, Emms Lane, Brooks Green,
Horsham RH13 0TR**

on behalf of

Mr. M. Beckett

August 2026

1. Introduction

- 1.1. This is a prior notification application for works to provide an agricultural barn for storage at Orchard Farm, Emms Lane, Brooks Green, Horsham RH13 0TR.
- 1.2. This application should be read in conjunction with the supporting plans which indicate the location, appearance and dimensions of the proposed barn.
- 1.3. This application is made under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2020) (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. Proposals and agricultural justification

- 2.1. The application site forms part of the Kinswood Eggs and Kinsbrook Vineyard estates and it is proposed that a new farm building is erected for the storage of equipment currently kept in the open at Orchard Farm.
- 2.2. The site lies in countryside just southwest of Horsham which is the nearest largest settlement and 4 miles west of Southwater and 5 miles west of Billingshurst. Bus routes 64 and 74 stop on Emms Lane providing services to Storrington and Horsham.
- 2.3. Kinswood Eggs is a family run business which dates back to 1970. The applicant previously had in region of 391,000 chickens at the farm for egg production (laying hens and poults). The chickens previously occupied 7 of the existing sheds that are situated at the farm with the remainder used for grading/packing and material handling. However, the business was sadly hit by an outbreak of bird flu in 2022. This meant that the business had to immediately cease operations resulting in the culling and incineration of all the birds and some 1.5 million eggs. At the time there was no guarantee that the flock would not become infected again. The applicant has restocked but with just under half of the number of birds previously kept, going from some 321,000 laying hens to 150,000 to limit the risk and recognising that many of the previous customers have been lost and made new arrangements elsewhere.
- 2.4. The Business delivers eggs to Bird brothers who then pack and sell the eggs. The enterprise currently yields approximately 1,000,000 eggs per week (circa 52,000,000 per annum). It previously produced in the region of 2,000,000 eggs per week, 1% of this Country's Eggs.
- 2.5. The Kinsbrook Vineyard forms a separate block of approximately 16.2 hectares (equating to approximately 40 acres) at West Chiltington. The land is predominantly planted to grape vines but includes a barn, farm shop and café and seasonal camping facility.

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- 2.6. The lack of any resurgence of avian flu at Orchard Farm has given the applicant the confidence to reinvest back into the agricultural side of the business, through the provision of a new agricultural building. The proposed building would measure 21m by 13m (273 sq m). There is a need for the building following the conversion of several of the former agricultural buildings to commercial use following the outbreak of avian flu in 2022.
- 2.7. These commercial units are located to the south west of the complex (marked 16 through to R2) and include the packing station. The buildings to the north west (marked OGR through to 14-15) are in agricultural use as part of the egg production. The fields to the east of the site are planted with vines which fall within the definition of agriculture along with the residential areas of the site.



Aerial photograph to show the layout of the farm

- 2.8. The proposed building is to be set to the side of the former egg packing and grading station.

2.9. The proposed building will be specifically used to store:

- Tractors x2
- Tractor attachments such as a mowers and rotavator
- Telehandler (associated safety cage and forks)
- Forklift
- Trailer
- IBC chemical store
- IBC fuel store
- Pressure washer with IBC

2.10. All of the above items are typically stored outside at Orchard Farm. This is not ideal as it leaves them vulnerable to theft. Furthermore, the equipment will deteriorate faster and its lifespan unnecessarily shortened where it is exposed to the elements and poor weather. This also increases the maintenance burden for the farm as it becomes dirty easily and oiled/greased parts get washed off increasing wear. Some of the equipment is currently covered with plastic sheets which can blow off and this is therefore ineffective. A proposed dedicated agricultural storage building is therefore required at the site.

2.11. Photographs of the equipment are shown below:







2.12. Having regard to the above, the proposed equipment store is reasonably required for the purposes of agriculture under the GPDO.

3. Planning history

- 3.1. The following applications are listed for Orchard Farm and include farm diversification to commercial uses in recent years following the avian flu outbreak in 2022. The egg production was however restocked with 150,000 laying hens in 2023. In addition, 12 acres of agricultural land to the east of the farm complex has been planted with vines, which makes up the other half of the agricultural business.

Ref. No: SP/41/03 Erection of manure storage building

Status: Application Permitted

Ref. No: SP/31/92 Erection of egg packing shed & link

Status: Application Permitted

Ref. No: SP/21/96 Egg grading and packing building

Status: Application Permitted

Ref. No: SP/4/99 Erection of 2 poultry houses (including repositioning 1 poultry house previously permitted under sp/33/84)

Status: Application Permitted

Ref. No: DC/04/1637 Erection of 1 dwelling and garage for agricultural worker

Status: Application Permitted

Ref. No: DC/08/2150 Re-siting of dwelling and garage for agricultural worker previously approved under application DC/04/1637

Status: Application Permitted

Ref. No: DC/09/1405 Poultry litter building

Status: Application Permitted

Ref. No: DC/09/1637 Erection of one poultry building, poultry litter building and feed silo extension

Status: Application Permitted

Ref. No: DC/09/1826 Refurbishment of poultry buildings 10, 11, 12, 13, 14 and 15 including ventilation

Status: Application Permitted

Ref. No: DC/11/2144 Erection of solar panels on south elevation of existing packhouse building

Status: Application Permitted

Ref. No: DC/11/2163 Relocate two silos and amend height of roof of poultry building granted consent under ref DC/09/1637

Status: Application Permitted

Ref. No: DC/14/1811 Chick rearing building with associated hard standing

Status: Application Permitted

Ref. No: DISC/14/0300 Discharge of conditions 2, 3 and 4 on DC/14/1811

Status: Application Permitted

Ref. No: DC/15/1741 To demolish existing storage buildings and rebuild for use as offices and workshop with associated parking

Status: Application Permitted

Ref. No: DC/16/1053 Chick rearing building with associated hard standing and land drainage

Status: Application Permitted

Ref. No: DISC/18/0212 Approval of details reserved by conditions 4 and 7 to approved application DC/15/1741

Status: Application Permitted

Ref. No: DC/23/0044 Use of Building approved under application reference SP/21/96 for general industrial purposes (Use Class B2) (Lawful Development Certificate - Proposed Use).

Status: Application Refused

Ref. No: DC/23/1512 Change of use of buildings R1, R2 and nos. 18-19 from agriculture to a mixed commercial storage (Class B8) and industrial (Class E(g)(iii)) together with associated alterations and parking.

Status: Application Permitted

Ref. No: DC/24/0185 Change of use of building nos. 14-17 and a former packing building from agriculture to a mixed commercial storage (Class B8) and light industrial use (Class E(g)(iii)) together with associated alterations and parking

Status: Application Permitted (partially implemented)

Ref. No: DC/24/1273 Change of use of former packing station from agriculture to commercial storage (Class B8) together with associated alterations and parking (Retrospective)

Status: Application Permitted

4. Assessment

- 4.1. 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 2024). 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”.*
- 4.2. The proposal is to construct a general purpose agricultural building to provide secure storage as shown on the plans. Orchard Farm’s total area is calculated to be over 5 hectares (14ha). 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 parcel of land where the development would be carried out exceeds 1 ha as confirmed by the area outlined in blue on the location plan.
(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 many years with no development under Classes Q or S. The proposal will meet the secure 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 has been designed for agricultural purposes to provide secure equipment storage.

(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 would exceed 1,000 square metres; or	No structures are proposed and no associated operational development in the form of hard standings are proposed.
(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres,	The building proposed under Class A is relatively small in agricultural terms and would measure 273m ² .
calculated as described in paragraph D.1(2)(a) of this Part;	No other buildings have been erected on the farm in the past 2 years.
(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;	The building would not be within 3km of an aerodrome.
(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;	The building would not exceed 12m in height. The height is measured as 6.8m to the ridge.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	The building will 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 will not be for the accommodation of livestock nor for the 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;	The site is not article 2(4) land.
(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—	The building would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.
(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; or	-

(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.	The development would not be on land which is or is within the curtilage of a scheduled monument.
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Conditions (Class A)

4.3. **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) [minerals] ***Not applicable.***

(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.

Any materials brought onto the site would be used as part of the construction.

(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.

(2) 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.

(3) [Removal of the building if the use ceases within 10 years and planning permission is not granted].

Can comply.

(4) [Appeal subject to (5)].

Not applicable.

(5) Where development is permitted by Class A(a), within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.

Can comply.

- 4.4. Where prior approval is required, consideration can be given to the following matters:

Siting

- 4.5. The proposed location is considered the most appropriate for the building. There are no houses within close proximity of the site other than those occupied by the applicant and his son at the top of the access drive, who are both employed in the running of the farm business.
- 4.6. The proposed siting is adjacent to the existing buildings on the farm for practicality purposes and this also reduces any visual impact on the countryside. It also makes it easier to keep an eye on equipment from a security

perspective. This is more important since the farm has diversified with several commercial units which have visitors on occasion making it difficult to monitor traffic coming and going from the farm.

Design and external appearance

- 4.7. In terms of character, the area is rural and relatively level throughout. The surrounding area beyond the farm complex is characterised by scattered residential dwellings and a number of other nearby commercial uses together with the mix of agricultural and equestrian related businesses.
- 4.8. The proposed building will have a standard construction for agricultural buildings. It will be constructed of a steel portal frame with pressed concrete panels in between the stanchions on the lower part (up to 3m from ground level). Vertical Yorkshire style timber boarding will be provided above this and metal profile sheeting on the roof finished in light grey to match the other buildings. A roller shutter door is proposed on the southern side for security and to provide access. The design and external appearance are considered appropriate to the location and agricultural use, whilst providing the secure storage required.

5. Conclusion

- 5.1. This prior notification application concerns the erection of an agricultural barn at Orchard Farm, Emms Lane, Brooks Green, Horsham RH13 0TR under Class A, Part 6, Schedule 2 of the GPDO 2015 (as amended 2024).
- 5.2. 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 separately prepared Agricultural Appraisal.
- 5.3. It is therefore considered that Prior Approval should either not be required or granted.



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