



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1347

Orchard Farm, Emms Lane, Brooks Green, Horsham, West Sussex, RH13 0TR

DESCRIPTION:

Prior notification for the erection of an agricultural building.

RELEVANT PLANNING HISTORY:

None relevant.

SITE AND SURROUNDINGS:

The site forms part of the Kinswood Eggs and Kinsbrook Vineyard estates. The site lies in the countryside southwest of Horsham. Kinswood Eggs is a family run business which dates back to 1970. The business was hit by an outbreak of bird flu in 2022; the business had to cease operations. The Applicant has restocked and due to the lack of any resurgence of avian flu at Orchard Farm, the Applicant seeks to reinvest into the agricultural side of the business.

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 erection of an agricultural storage building.

The proposed agricultural building will measure 21m x 13m, with an eaves and ridge heights of 5m and 6.9m. The building will be entirely closed, with a roller shutter door on the south elevation. The building will have pressed concrete panels and vertical timber boarding above in grey/natural timber colour on the walls. The roof will be box profile sheeting, in grey colour. The building will be situated next to the former egg packing building on the site.

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 planning statement details that the agricultural enterprise, Kinswood Eggs, is run at the site, however, the business was hit by an outbreak of bird flu, and as such, the business had to cease operations. The Applicant seeks to reinvest into the agricultural business, due to lack of any resurgence of avian flu at Orchard Farm. As a number of former agricultural buildings on the site were converted to commercial use following the outbreak in 2022, the proposed agricultural storage building is necessary for the purposes of agriculture. The planning statement states that the proposed building will be specifically used to store the following:

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

These items are currently stored outside at Orchard Farm, where weather can cause deterioration and the items are vulnerable to theft. Due to this, a dedicated agricultural storage building is required at site. The proposed building would be sited adjacent to the existing buildings on the farm for practicality purposes and this also reduces any visual impact on the countryside. There are no residential dwellings in close proximity to the site. It is considered that the need for the erection of an agricultural building has been sufficiently demonstrated to be reasonably necessary for the purposes of agriculture.

Therefore, on the basis of the information provided, the proposal for the erection of an agricultural building for storage, is considered to 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 close to the former egg packing building. The agricultural building will be 21m x 13m, with an eaves and ridge heights of 5m and 6.9m. The building will be entirely closed, with a roller shutter door on the south elevation. The building will have pressed concrete panels and vertical timber boarding above in grey/natural timber colour on the walls. The roof will be box profile sheeting, in grey colour.

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 proposed structure is considered to be reasonably necessary for the purpose 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

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/26/1347

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	OF/PL/02	24.08.2026
Location & Site plan		24-02-04 REV B	24.08.2026
Plans	Proposed Floor and Roof	OF/PL/01	24.08.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 09.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 18/09/2026