Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0626
Goffsland Farm, Coolham Road, West Chiltington, West Sussex,

DESCRIPTION:
Prior notification for the erection of 2no. polytunnels.

RELEVANT PLANNING HISTORY:

DC/24/0323	Application to confirm the stationing of a mobile home within the farm complex for a period in excess of ten years (Lawful Development Certificate - Existing)	Application Permitted on 22.04.2024.
DC/24/1433	External alterations to building 'C', new roller shutters on building 'D', re-siting of mobile home and new fencing along the front boundary.	Application Permitted on 18.12.2024.
DISC/25/0057	Approval of details reserved by conditions 3 and 4 to approved application DC/24/1433	Application Permitted on 24.04.2025.

SITE AND SURROUNDINGS:

The application site is situated to the west of Coolham Road, approximately 30 acres. Goffsland Farm comprises several buildings. The land is located outside of the built-up area boundary, and a public footpath runs through the land to the east. There are no listed buildings within the proximity of the site and there are no TPO trees.

DETAILED DESCRIPTION:

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) for the erection of 2no. polytunnels.

The proposal seeks to erect 2no. polytunnels for the growing of produce to meet the demand of the farm shop. The internal calculated area is 91m2 and the height is 2.5m.

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 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 all 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."*

The permitted development right is subject to a number of provisions and conditions. There are no apparent conflict with A.1(a) to (I).

The previous planning history details that there was agricultural use on site, through the use of the farm and orchards, with previous site visits noting the presence of apple pressing facilities and other paraphernalia associated with this use. One third of the land is covered by an apple orchard, mainly located to the north of the farm complex with the rest of the farm outside of the yard consisting of open fields. As such, the applicant seeks to re-start the agricultural enterprise. The creation of a farm shop was approved under planning reference DC/24/1433. The planning statement states that the polytunnels are reasonably necessary for the growing of produce to meet the demand of this farm shop. The polytunnel would be expected to provide the following yields – summer: tomatoes, mixed lettuce, peppers, spring onion, etc, and winter: tomatoes, lettuce, cucumbers, and radish. This produce would be sold at local farm as well as at the farm shop.

On the basis of the information provided, it is considered that the proposal would represent permitted development under Class A of Part 6 of Schedule 2 of the GPDO, subject to the consideration of the prior approval matters.

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 polytunnels would be located close to existing barns on the holding, sited adjacent to an existing track. The polytunnels will be 2.5 metres tall and would have a combined internal area of 91m2. The structure would comprise metal framing and light-diffusing polythene. The proposed design and external appearance is considered to appropriately reflect an agricultural form that would be anticipated within the countryside setting. The proposal would appear as a relatively lightweight structure, with the use of light-diffusing polythene reducing the visible presence of the building. The proposed design and external appearance is therefore considered acceptable.

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

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/25/0626

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		3929-PL-01	15.04.2025
Site plan		3929-PL-05	15.04.2025
Block plan	and poly tunnel plans and elevations	3929-PL-03	15.04.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 07.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 12.05.2025