Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1384
Nelson's Farm, Horsham Road, Rusper, Horsham, RH12 4QT

DESCRIPTION:
Prior notification for the erection of an agricultural storage building.

RELEVANT PLANNING HISTORY:

DC/25/1383	Prior notification for the erection of an agricultural storage building.	Pending Consideration

SITE AND SURROUNDINGS:

The application site is located in the countryside in Rusper. The site is outside the built-up area and is not within a conservation area. The total area of the entire agricultural unit is 85 hectares and the total area of the parcel of land is over 1 hectare.

DETAILED DESCRIPTION:

This notification seeks prior approval under Part 6 of 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 be a steel portal framed building. It would be 42.67m in length, have an eaves height of 5.25m, breadth of 18.29m and overall height of 7.7m. The proposed materials would be box profile steel sheeting on the upper part in green colour, and on the lower part of the elevation would be concrete panels in natural concrete. The roof would be fibre cement sheets in natural grey with rooflights. The proposed building is reasonably necessary for the purposes of agriculture for the storage of farming equipment, feed and hay.

It is noted that a separate prior approval application has been submitted for an adjacent building (ref: DC/25/1383).

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

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 (I).

It is noted that a separate prior approval application has been submitted for an adjacent building. The combined footprint of both proposals remains under the 1,500 sqm threshold, with the building part of this application and the adjacent building together totalling approximately 1,337 sqm.

The current agricultural use on site is part of Nelsons Farm, which according to the application form has been used for the purposes of agriculture for 100 years. The livestock in the agricultural business comprises between 1,400-1,500 cattle. The planning statement states that due to the ending of tenancies locally, the applicant is relocating operations to Nelson's Farm and therefore requires a need to accommodate the machinery currently used at the farm, previously housed elsewhere. Currently 300 tonnes of straw intended for cattle fodder are stored in round bales, and 200 tons of hay are distributed across the sites. The building is required to provide storage for machinery and farming equipment that is currently stored outside. The applicant confirmed that both of the buildings (including DC/25/1383) will be used for storing hay/straw. The layout of the buildings is designed to allow for easy manoeuvring of vehicles both for storing them and for loading with hay/straw. The layout of the buildings is designed to allow for easy manoeuvring of vehicles both for storing them and for loading with hay/straw. The relative positions of the two buildings are designed to facilitate easy access to the farmyard and the buildings and for ease of stacking hay/straw. The agricultural machinery needs to be stored under cover to ensure its longevity and security.

The agricultural machinery needs to be stored under cover to ensure its longevity and security. Equipment includes:

- Forager
- Combine harvester
- Seed drills x 3 or 4
- Baler
- Tractors x 3 or 4
- Fertiliser spreader
- Tedder
- Hay making equipment
- Trailers
- Other hay making equipment

On the basis of the information provided, it is considered that the proposed agricultural building is 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 would be situated to the south-east of the site, accessed via the existing entrance off Horsham Road. There are other agricultural and a residential dwelling to the north of the proposed building, but these are not considered to be significantly affected by the proposed building and use. The proposed agricultural building would be open on the northwestern side and enclosed on the other three sides. The building would be 42.67m in length, which is a significant size, however, based on the proposed use of the building, for the storage of hay bales and large farming equipment, this is considered acceptable.

It is important to consider the cumulative effect of both prior notification applications (ref: DC/25/1384 and DC/25/1383). While it is acknowledged that the overall footprint would not exceed 1,500 sqm as per Class A.1(e), the two buildings are of a significant scale. The two buildings sit in the south-east of the site, further away from the residential dwelling on site than the existing agricultural buildings. Proposed Barn 1 is situated approximately 85m from the road and Proposed Barn 2 is approximately 104m, with a gap of approximately 19m between buildings. However, there would be adequate space within the site for both buildings and the reasonable need for this storage is considered appropriate and acceptable.

The proposed building would be a steel portal framed building, with roof cladding that will be natural grey fibre cement sheets with GRP rooflights. Side and end cladding will consist of boarding forming the upper part of the building and concrete panels on the lower part. Doors and doorways will be sheeted gates. The design of the building would be typical of other agricultural steel framed agricultural units in the area. It is considered that based on the information provided, the proposed agricultural building would be of a suitable siting, design and appearance.

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 required and permitted.

Recommendation: Prior Approval Required and PERMITTED

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/25/1384

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		E02 REV A	28.08.2025
Floor plan	Proposed	P101 REV A	28.08.2025
Roof plan	Proposed	P102 REV A	28.08.2025
Elevation plan	Proposed	P111 REV B	28.08.2025

Block plan		P04 REV A	28.08.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 07.10.2025

Authorising Officer sign/initial RHERMITAGE Date: 07.10.2025