



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1088

Peacocks Hill, Land At Grid Reference At 520635 124484, Burnthouse Lane, Lower Beeding, West Sussex, RH13 6NN

DESCRIPTION:

Prior notification for the creation of a new agricultural access track, vehicle turning area and hardstanding area for the siting of secure storage containers for farm machinery and equipment.

RELEVANT PLANNING HISTORY:

DC/26/0736 Prior notification for the construction of a hardstanding area and access. Prior Approval Required and PERMITTED on 22.06.2026

SITE AND SURROUNDINGS:

The application site is positioned to the east of Burnthouse Lane, Lower Beeding. The application form indicates that the agricultural unit measures approximately 5.6 hectares. The application form states the site has been in use for agricultural purposes for 26 years. The site is not located within any defined built up areas and is therefore located within the countryside. The site is currently undeveloped consisting of grassland and mature trees and landscaping. The site is accessed via a gate to the south of the site and Public Right of Way (PROW)/access track which then runs towards the north. The site slopes from the south to north and is clearly visible from the PROW.

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 creation of a new agricultural access track, vehicle turning area and hardstanding area for the siting of secure storage containers for farm machinery and equipment.

The proposed road would extend from the existing track and will be made of geotextile MOT type 1 in grey colour and will lead to the hardstanding and secure storage area, allowing manoeuvring and safe storage from farm machinery and equipment. Hardstanding is proposed and will allow manoeuvring to the storage containers. A vehicle turning hardstanding is halfway along the track and will allow for vehicle turning/ manoeuvring and entering/exiting gateways.

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

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

None received

Parish Comments:

None received

Representations:

None received

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).

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).

A prior notification at the site (ref: DC/26/0736) was granted for the construction of hardstanding area and access located along the boundary with Burnthouse Lane. This prior notification sought hardstanding for storage and manoeuvring of machinery, such as tractors.

This application seeks to create a new agricultural access track, vehicle turning area and hardstanding area. Prior approval was required and the application was called in. Further information was requested regarding the proposed access track, including its location, extent and the materials to be used. The applicant confirmed the details for the access track and hardstanding.

It is recognised that the site is subject of an earlier Prior Approval under reference DC/26/0736 which permitted the laying of hardstanding for storage purposes to the south of the site. When considered

alongside the current proposal, it is considered that the areas of hardstanding would service both ends of the access track, providing hardstanding for storage and turning/manoeuvring purposes. It is considered that the proposal is reasonably necessary at this stage, but should any additional hardstanding be proposed in the future, this would need to be more greatly scrutinised.

On the basis of the information provided, it is considered that the proposed use is reasonably necessary for the agricultural site.

Siting, Appearance and Means of Construction

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, appearance and means of construction of the private way.

The proposal involves the laying of an access track, vehicle turning area and hardstanding area. The application form states that the access track will be 18m in length and have a width of 20m, 43m². The material will be geotextile MOT type 1 in grey colour, which is considered acceptable. The track will lead to an area of hardstanding which will accommodate storage containers, this is towards the north of the site and accessed from an existing track. It is considered that the proposed track would be acceptable.

Conclusion

The proposed works are considered to be reasonably necessary for the purposes of agriculture. The proposal would be of a siting, appearance and means of construction 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

NOTE TO APPLICANT

The Applicant is advised that the Prior Approval as permitted relates solely to the access track and areas of hardstanding. The application does not relate to nor permit the siting of the storage containers. The Applicant is advised to submit a Lawful Development Certificate Proposed to confirm whether the siting of such containers would represent permitted development.

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/26/1088

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Hardstanding Area 2	26905-T 3 of 4	07.07.2026
Location plan		NONE	07.07.2026
Plans	Proposed Secure Storage Area	26905-T 1 of 2	07.07.2026
Plans	Proposed Secure Storage Area	26905-T 2 of 2	07.07.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 19.08.2026

Authorising Officer sign/initial Tamara Dale Date: 20.08.2026