Supporting Statement

Prior Notification under
Town and Country Planning (General Permitted Development) Order 2015
(As amended), Schedule 2, Part 6, Class A
Erection of an agricultural machinery storage barn
at
Holmans Farm, Haven Road, Five Oaks,
Billingshurst, West Sussex, RH14 9BD
on behalf of
Mr J Morris

February 2024

Planning & Development

3 Massetts Road
Horley
Surrey RH6 7PR
planninganddevelopment@whiteandsons.co.uk
01293 824354

Prepared by:	Alex Moseley BA(hons) MA TP MRTPI Consultant
Checked by:	Julian Sharpe BSc(Hons) DipTP MRTPI Associate Partner

RTPI
Chartered Town Planners

1. Introduction

1.1. This is a prior notification application for the erection of an agricultural storage barn on land at Holmans Farm, Haven Road, Five Oaks, West Sussex, RH14 9BD.

1.2. This application is made under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018) (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. Site Description and Proposals

2.1. The proposal concerns the erection of a detached agricultural general storage barn at Holmans Farm, Five Oaks which lies in countryside between Rudgwick and Billingshurst. The application site lies in a rural location within 3 miles of Billingshurst and 6 miles of Horsham town; the nearest large settlement.

2.2. The land is actively farmed and comprises principally grass but including some cereals with the barn being required as a store for farm machinary. The barn would serve a substantial area of land in excess of 350ha (600 acres) being sited to the South of the former sawmill buildings. In appearance, the barn is typical of others on agricultural units, featuring external steel box profile sheet cladding to the walls and shallow pitch roof.

2.3. The site lies in an Area Outside Built Up Area Boundary according to the Local Plan Proposals Map and the development would be sympathetically scaled and the same colour in comparison to other built form adjacent.

2.4. The proposed barn would be located adjacent to the 2020 permitted development DC/20/0611 to ensure that the operational requirements do not adversely impact on the amenities of residential properties. The proposed building would not be visible from a wide area due to the siting adjacent to other buildings and thus be out of sight from passing traffic along the Haven Road. The barn is situated near an existing line of mature trees restricting the building’s visibility from the wider surroundings.

2.5. In appearance, the new barn would be rectangular in shape and reflect other steel frame agricultural buildings in the vicinity. In dimensions, it would measure 36.6m in length, 15.24m in width and 9m in height to the ridge with a shallow pitch (7m height to eaves). It would be built as a steel portal frame with box profile steel cladding and roofing (coloured Juniper green), with concrete panels to the base of the elevations.

2.6. Vehicular access is gained by the existing entrance off the Haven Road which serves the former sawmill buildings now let out as Industrial units and the Agricultural yard .The building will be replacing an area of open storage and thus no change to vehicular movements on and around the site is likely to arise from this proposal.

2.7. For agricultural justification, please see the separate Agricultural Appraisal accompanying this application undertaken by J A Farquhar FAAV.

3. Planning History

3.1. Relevant applications for the site are listed as below:

- **Erection of commercial storage building (Class B8)**

  Five Oaks Sawmill Haven Road Five Oaks West Sussex
  Ref. No: DC/21/0468 | Validated: Fri 26 Feb 2021 | Status: Decided

- **Prior notification for a proposed agricultural haylage storage barn**

  Five Oaks Sawmill Haven Road Five Oaks West Sussex
  Ref. No: DC/20/0611 | Status: Prior Approval Not Required

- **Anaerobic digester within existing sawmill storage building together with outside storage of baled grass and maize with associated car parking and turning area**

  Five Oaks Sawmill Haven Road Five Oaks West Sussex
  Ref. No: DC/13/1410 | Validated: Fri 26 Jul 2013 | Status: Decided

- **Ground mounted solar panels**

  Five Oaks Sawmill Haven Road Five Oaks West Sussex
  Ref. No: DC/13/0413 | Validated: Mon 18 Mar 2013 | Status: Decided

- **Retention of redundant farm buildings for b1 use (business) Site: Five Oaks Farm Sawmill Five Oaks**

  Five Oaks Sawmill Haven Road Five Oaks Billingshurst West Sussex RH14 9BD
  Ref. No: SF/9/01 | Validated: Wed 07 Feb 2001 | Status: Decided

- **Prior notification to erect a 15 metre slimline lattice mast 3 antennaes 2 microwave dishes and cabin Site: Five Oaks Farm Sawmill Five Oaks Billingshurst**

  Five Oaks Sawmill Haven Road Five Oaks Billingshurst West Sussex RH14 9BD
  Ref. No: SF/62/00 | Validated: Mon 04 Sep 2000 | Status: Decided

- **Prior notification to erect a 15m high lattice tower plus antennae dishes and equipment cabin Site: Five Oaks Farm Sawmill Five Oaks**

  Five Oaks Sawmill Haven Road Five Oaks Billingshurst West Sussex RH14 9BD
  Ref. No: SF/14/99 | Validated: Thu 04 Mar 1999 | Status: Decided

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). 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 erect an agricultural building of the dimension stated at Paragraph 2.5 above meaning an internal floor area of 557.4m^2 as shown on the attached location/block plans. The holding is over 5 hectares. Under Class A the development is permitted subject to the following:

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 proposed barn would not be erected on a separate parcel of land forming part of the unit which is less than 1 hectare in area.
(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.
(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 is designed for agricultural purposes.
(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; or	
(ii) any building erected or extended or altered by virtue of Class A,	
would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	The building is proposed under Class A and its ground area would be 557.4m^2. There has been no other development under Part 6 within the last 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 be below 12m in height.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	The building would 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 would not be for the accommodation of livestock nor for 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; or	N/a
(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—	N/a
(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	N/a
(ii) is or would be within 400 metres of the curtilage of a protected building.	N/a

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.

(4) 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.

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

(6) [Appeal subject to (5)]. *Not applicable.*

(7) 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.

5. Conclusion

5.1. This prior notification application is for the erection of an agricultural barn for storing farm machinery at Holmans Farm, Haven Road, Five Oaks, Billingshurst, West Sussex, RH14 9BD under Class A, Part 6, Schedule 2 of the GPDO 2015 (as amended 2018).

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.

5.3. It is therefore considered that Prior Approval should be assessed as either not required or granted.





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