



Horsham District Council

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The proposed container will be sited to the east of the Holding, close to the farm entrance and bordering Stane Street.

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Blanch

Company Name

MA & PJ Blanch

Address

Address line 1

St Andrews Farm

Address line 2

Andrews Hill

Address line 3

Town/City

Billingshurst

County

Country

United Kingdom

Postcode

RH14 9JS

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

25.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

To install a 6.096m x 2.62m (2.59m in height) timber clad shipping container at the top of the farm, to site an on farm milk station and vending machine, to sell milk, and milk related products, from milk produced on farm, with the hope to stock other local produce in the future. There will be an additional 1.5m area to the front of the container that will provide an undercover area for the container to be accessed. This will allow space for a ramps to be provided to improve accessibility of the container. The container is visually shielded behind the existing embankment and tree line.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The existing use is agricultural, with the site currently used as part of the farm, for storage and parking of machinery and associated equipment.

Is the site currently vacant?

- ☒ Yes
- ☐ No

If Yes, please describe the last use of the site

Agricultural, as part of the wider farming operation. The site is owner occupied however, so this can terminate with immediate effect.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
- ☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
- ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

Timber clad

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

Corrugated steel box profile sheets.

Type:

Doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

Steel roller shutter door.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Concrete panels and a tree line border the roadside, visually shielding the site.

Proposed materials and finishes:

A gate will be installed to the right of the access, providing a barrier between the site of the container and the road. The container itself, along with some planters will act as a barrier between the container and the farm.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Concrete.

Proposed materials and finishes:

Concrete. A pedestrian walkway will be marked in front of the cars, to provide a safe, designated route for customers to access the container.

Type:

Lighting

Existing materials and finishes:

Lighting is already installed as part of the parlour and cattle yard.

Proposed materials and finishes:

Lights will be installed on the front of the container, for customer safety. It should be noted that opening hours will be limited so these will not be on 24 hours and will be turned off once the milk station and vending machine closes each evening.

Type:

Other

Other (please specify):

Area in front of the container

Existing materials and finishes:

N/A

Proposed materials and finishes:

A decking area will be constructed in front of the container, with a ramp provided (if necessary and dependent on the step/ incline) to ensure the container is accessible for all, particularly push chairs or wheelchairs.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see plans attached to this application.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

3

Total proposed (including spaces retained):

3

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
- ☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Under 25 square metres

Please justify the reason why biodiversity net gain does not apply:

The existing use is a concrete farmyard area. There will therefore be no habitat loss or impact on overall biodiversity of the site. As part of the plans, it is proposed a hedgerow will be planted along the embankment, to improve shielding of the site, further, so if anything, the environmental value of the site will be improved. As a part of future plans, wild flowers being planted along the embankment to the left of the entrance have also been discussed, which will only add visual appeal and environmental value of the site.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

Not applicable. No foul sewage will be created as part of this application.

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Bins will be provided for the disposal of paper cups only. These will be recycled. Due to the nature of the reusable glass bottles however, it is not envisaged there will be significant amounts of waste and the reuse of these will be actively encouraged.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

We will engage with a commercial waste collection company, to ensure the regular collection of this.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☒ Yes

☐ No

Please add details of the Use Classes and floorspace.

Use Class: E(a) - Display/Sale of goods other than hot food Existing gross internal floorspace (square metres) (a): 0 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0 Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 14.86 Net additional gross internal floorspace following development (square metres) (d = c - a): 14.86
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Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	14.86	14.86

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

☒ Yes

☐ No

If yes, please provide details of the tradable floor area:

Use Class: E(a) - Display/Sale of goods other than hot food Existing tradable floor area (square metres) (e): 0 Tradable floor area to be lost by change of use or demolition (square metres) (f): 0 Total tradable floor area proposed (including change of use) (square metres) (g): 14.86 Net additional tradable floor area following development (square metres) (h = g - e): 14.86

Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	0	0	14.86	14.86

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
- ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

2

Part-time

0

Total full-time equivalent

2.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

2

Part-time

0

Total full-time equivalent

2.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
- ☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(a) - Display/Sale of goods other than hot food

Unknown:

No

Monday to Friday:

Start Time:

07:00

End Time:

19:00

Saturday:

Start Time:

07:00

End Time:

19:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

18:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PE/25/0226

Date (must be pre-application submission)

24/10/2025

Details of the pre-application advice received

Thank you for your recent enquiry regarding the above. Apologies for the delayed. I can now advise as follows:

It is possible to carry out various works without the need for planning permission through what are known as ‘permitted development’ rights. These rights are granted to landowners under the Town and Country (General Permitted Development) (England) Order 2015 (as amended) (herein referred to as the GPDO). These rights extend to agricultural and forestry uses under Part 6 of the General Permitted Development Order 2015. However, this part of the Order is clear in that works must be ‘reasonably necessary for the purposes of agriculture’. Given the intended use of the building as proposed, I am not of the view that it would be reasonably necessary, and therefore would not benefit from the provisions of this part of the GPDO.

I further note in your application that you state the building would be temporary and moveable. Similarly to the above, the GPDO does provide for rights to site and erect temporary buildings under Class A of Part 4. Specifically, this Class of the Order is for ‘The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land’ [emphasis added]. Whilst the building may be moveable and/or temporary, it would not be permitted under this Part of the GPDO as it would not be connected to operations being carried out on the site (i.e. operational development). With the above in mind, I can advise that planning permission would be required for the described works.

The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/25/0226 in your submission.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☒ Yes
- ☐ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☐ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☒ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Matthew

Surname

Blanch

Declaration Date

26/11/2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matthew Blanch

Date

03/12/2025