Horsham District Council

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

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

St Johns Farm

Address Line 1

Trout Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Brooks Green

Postcode

RH13 0JN

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

Easting (x)

513335

Northing (y)

125455

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Healy

Company Name

Address

Address line 1

c/o agent

Address line 2

c/o agent

Address line 3

c/o agent

Town/City

c/o agent

County

c/o agent

Country

c/o agent

Postcode

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Nikolas

Surname

Antoniou

Company Name

NJA Town Planning Ltd

Address

Address line 1

The Beehive

Address line 2

City Place

Address line 3

Town/City

Gatwick

County

Country

Postcode

RH6 0PA

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

The Proposed Building

Please indicate which of the following are involved in your proposal

- [x] A new building
- [ ] An extension
- [ ] An alteration

Please describe the type of building

Agricultural building for the storage of hay, silage and agricultural machinery and equipment

Please state the dimensions of the building

Length

18.3 metres

Height to eaves

4.6 metres

Breadth

12.2 metres

Height to ridge

6.46 metres

Please describe the walls and the roof materials and colours

Walls

Materials

Box profile steel sheeting above concrete panels

External colour

Olive green (box profile steel sheeting)

Roof

Materials

External colour

Box profile sheeting	Olive green

Has an agricultural building been constructed on this unit within the last two years?

◯ Yes
⊘ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

◯ Yes
⊘ No

Would the ground area covered by the proposed building exceed:
- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

◯ Yes
⊘ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

◯ Yes
⊘ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

◯ Yes
⊘ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

6.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

50

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

The building is required for the storage of agricultural machinery and equipment, hay and silage. In the summer months the land is either grazed or conserved. The land is harrowed and rolled in the spring and fertilised when required. Currently any hay is sold off however the Applicant would instead like to store it under cover and sell the hay during the winter months to achieve a better return. If the crop can be stored then it can be sold at any time of the year instead of a forced sale off the field.

The size of the building is necessary for the amount of land and hay made. For example, 5 hectares of land is capable of providing 38 tonnes of hay per year. In a bumper crop year, there may be hay that can be carried over into the following year. The size of the barn can therefore store 50 tonnes of hay plus some agricultural equipment such as tractors, chain harrows, roller and turner used in association with the making of hay.

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

As above.

Does the proposed development involve any alteration to a dwelling?

- [ ] Yes
- [x] No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- [ ] Yes
- [x] No

What is the height of the proposed development?

6.5	Metres

Is the proposed development within 3 kilometres of an aerodrome?

- [ ] Yes
- [x] No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- [ ] Yes
- [x] No

Site Visit

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

- [ ] Yes
- [x] No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use 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

Nikolas Antoniou

Date

21/07/2025