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Applications & Appeals Services

PLANNING STATEMENT

Prior Notification for the construction of an agricultural building

at

St John's Farm, Trout Lane, Brooks Green, Horsham

RH13 0JN



APPLICANT: Mr David Healy

July 2025

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CONTENTS PAGE

1.0	INTRODUCTION	1
2.0	THE SITE	2
3.0	PLANNING HISTORY	5
4.0	DETAILS OF THE PROPOSAL	6
5.0	ASSESSMENT OF CLASS Q	7
6.0	CONCLUSIONS	12

1.0 INTRODUCTION

1.1 The proposal is for the construction of an agricultural building at St John's Farm, Trout Lane, Brooks Green, Horsham, RH13 0JN. This application is submitted under the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This states that the carrying out of certain works in an agricultural unit of 5 hectares of more (including the erection of new buildings), is 'permitted development' subject to criteria.

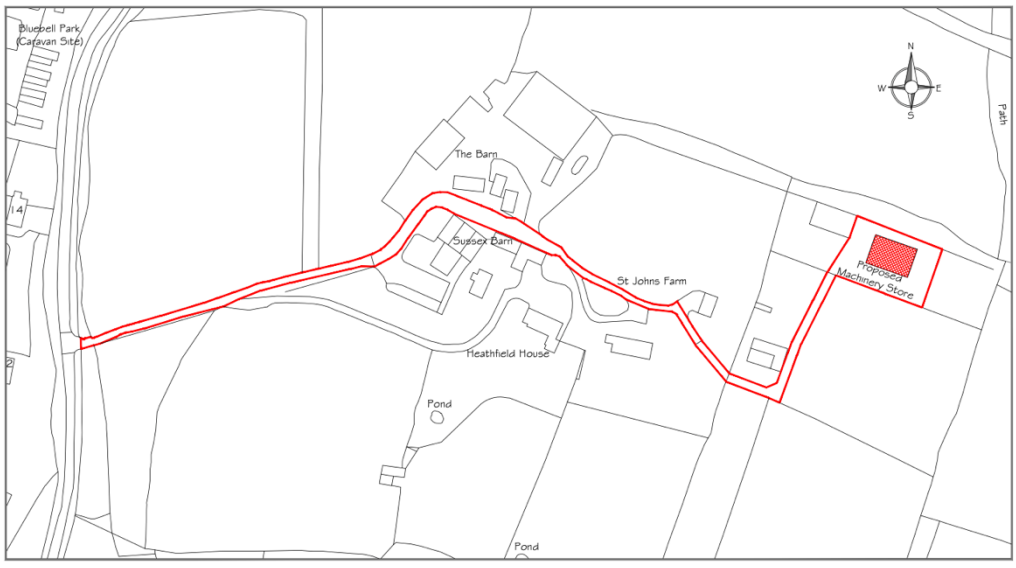
1.2 This Planning Statement addresses the criteria of Class A and confirms that the proposed barn is 'permitted development', thereby not requiring planning permission.

2.0 THE SITE

2.1 St John's Farm is located to the east of Trout Lane at Brooks Green, approximately 4.5 miles to the south west of Horsham. The Applicant has lived and worked at St John's Farm for over 40 years. Originally the farm was farmed under a family partnership but it was subsequently subdivided between family members and the Applicant now farms 6 ha (16 acres) of the land at St John's Farm.

2.2 There is one barn on the Applicant's land together with a shed and stable building further south. A dwelling and outbuilding/annex (DC/24/1766) at St John's Farm are located to the south west. The existing barn was the subject of an agricultural Prior Notification (DC/11/0721) where the Council determined that its Prior Approval would not be required. Planning permission was subsequently granted for an alternative use of the barn for mixed agricultural use alongside the drying, processing and storage of firewood (DC/21/2396).

Figure 1: Site Location Plan



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2.3 The following are photographs of the application site:









3.0 PLANNING HISTORY

3.1 The following is the relevant planning history for the application site:

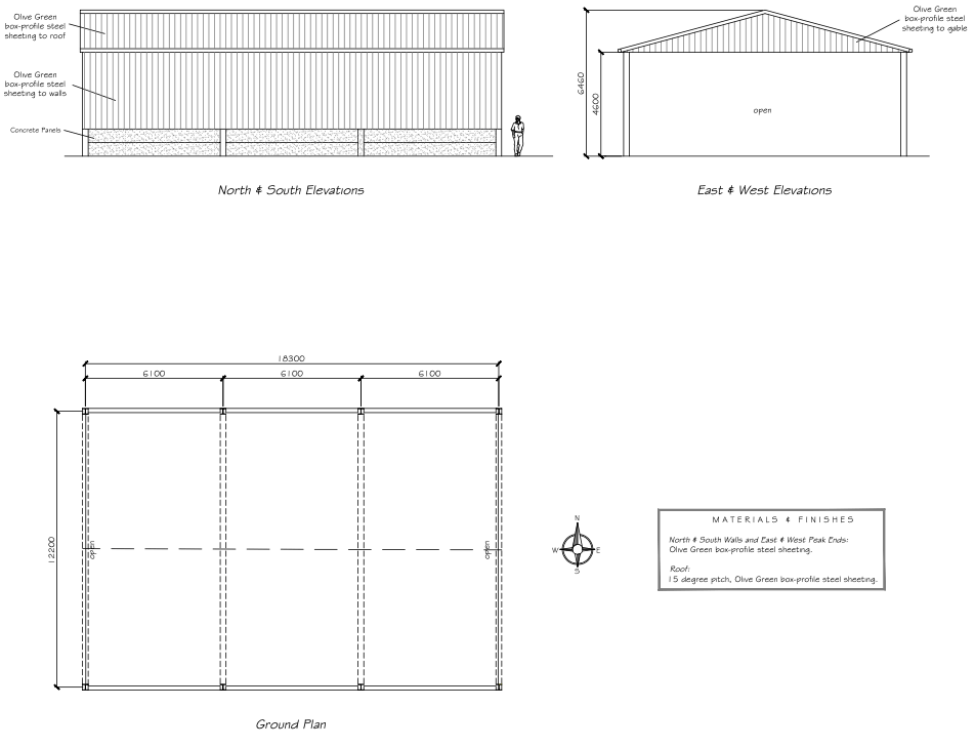
- DC/21/2396 – Change of use of building from agriculture to a mix of agriculture alongside drying, processing and storage of firewood (sui generis) (retrospective). Planning permission granted 03 February 2022.
- DC/11/0721 – Prior Notification for the construction of a farm building. Determination that Prior Approval is not required issued on 06 May 2011.

4.0 DETAILS OF THE PROPOSAL

4.1 The proposal is for the construction of a steel portal frame agricultural building measuring 18.3m in length, 12.2m in width and 6.46m in height to the ridge (4.6m to the eaves). The building will be open ended to the east and west elevations and enclosed to the side elevation. The proposed materials comprise olive green coloured box profile steel sheeting to the roof and walls with concrete panels to the lower walls.

4.2 The proposed building will be sited to the east of the existing barn but positioned slightly further south away from the woodland to the north (designated as Ancient Woodland). The building will be used for the storage of agricultural machinery and/or hay/silage.

Figure 2: Proposed Plans



5.0 ASSESSMENT OF CLASS A

5.1 The following is an assessment of the proposed development against the provisions of Class A:

Permitted development

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.

5.2 The proposal is for the construction of a building which is reasonably necessary for the purposes of agriculture on an agricultural unit at St John's Farm of more than 5 hectares (the farm comprises 6 hectares). The proposal therefore falls within the remit of Class A.

5.3 As set out, 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.

5.4 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.

Development not permitted

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;

5.5 The proposed development will not be carried out on a separate parcel of land forming part of the unit. The land comprises 6 hectares and functions as a whole. The proposal complies with criterion A.1 (a).

(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;

5.6 No development under Class Q or S of Part 3 (changes of use) has been carried out within a period of 10 years at the agricultural unit. The proposal complies with criterion A.1 (b).

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

5.7 The proposed development does not comprise the erection, extension or alteration of a dwelling. The proposal complies with criterion A.1 (c).

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

5.8 The proposed building is specifically designed for agricultural purposes and it complies with criterion A.1 (d).

(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 would exceed 1,000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

5.9 The proposed agricultural building has a ground area of 223.26 sqm thereby complying with criterion A.1 (e).

(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;

5.10 The proposed building will not be sited within 3km of the perimeter of an aerodrome. The proposal does not conflict with criterion A.1 (f).

(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;

5.12 The height of the proposed agricultural building measures 6.46m (to the ridge) thereby complying with criterion A.1 (g).

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

5.13 The proposed agricultural building is situated more than 25 metres from Trout Lane and as such, there is no conflict with criterion A.1 (h).

(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 use or to be used for the accommodation or 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;

5.14 The location of the proposed agricultural building is not within 400 metres of the curtilage of a protected building.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected to fish farming;

5.15 The proposal does not conflict with criterion A.1 (j).

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system –

(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

(ii) is or would be within 400 metres of the curtilage of a protected building; or

5.16 The above is not relevant to the proposal. There is no conflict with criterion A.1 (k).

(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

5.17 There is no conflict with criterion A.1 (l).

5.18 A number of conditions are set out at Class A.2. These conditions are addressed and met as follows:

5.19 **Condition A.2 (1**) – the proposed development will not be carried out within 400 metres of the curtilage of a protected building. Furthermore, the proposed use of the building is for the storage of hay, silage and machinery and equipment.

5.20 **Condition A.2 (2)** – this application is submitted to the Council in accordance with condition A.2 (2) for a determination as to whether prior approval of the Council is required in relation to the siting, design and external appearance of the building, the siting and means of construction of the private way (the proposal does not include the excavation or deposit or the siting and appearance of a tank).

5.21 In relation to the siting of the proposed building, this is on land adjacent to an existing barn and situated close to the northern boundary of the agricultural unit. As such, the proposed building will be grouped closely with an existing building and there will be no harmful encroachment into undeveloped land.

5.22 The design and appearance of the proposed building is typical of an agricultural barn and it will not appear out of keeping with the character of the rural area. The proposed building will be viewed in context of the existing development at the farm and the materials use are suitable for the design of the barn and its location. No harm will be caused to any public views including from the nearby public rights of ways.

5.23 In terms of access, the proposed barn will be accessed via an existing track which leads from Trout Lane.

5.24 The proposed materials are annotated on the plans and the relevant fee is paid.

5.25 The proposal complies with condition A.2 (2) (i) and (ii). In respect of condition A.2 (iii), (iv), (v) and (vi), the relevant criteria are noted and met including in respect of the time limits set out.

5.26 **Condition A.2 (3)** – noted.

5.27 **Condition A.2 (4)** – noted.

5.28 **Condition A.2 (5)** – noted.

5.29 **Condition A.2 (6)** – noted.

5.30 **Condition A.2 (7)** – noted.

6.0 CONCLUSIONS

6.1 This Planning Statement sets out that the construction of an agricultural building at St John's Farm as proposed complies in full with the requirements and conditions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).