



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1327

Hurlands, The Haven, Billingshurst, West Sussex, RH14 9BE

DESCRIPTION:

Prior notification for the erection of an agricultural storage building

RELEVANT PLANNING HISTORY:

DC/22/2274	Prior notification for the erection of an agricultural barn for storage.	Prior Approval Not Required on 30.12.2022
DC/25/1343	Application to confirm the continuous use of land as incidental residential curtilage with associated outbuildings (Lawful Development Certificate - Existing).	Application Permitted on 15.10.2025

SITE AND SURROUNDINGS:

The total area of the entire agricultural unit is 5.75 hectares, located southwest of the Haven Road, which consists of an agricultural holding, with the residential curtilage of the Hurlands dwelling measuring approximately 0.3 hectares. The site of the proposed agricultural storage building is a distance of 25 metres southwest of the highway, within an agricultural field which is accessed from the highway by existing agricultural style metal gates set back from the highway. The boundary treatment of the agricultural field with the highway consists of mature hedgerow and trees.

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 erection of an agricultural storage building.

The proposed steel portal framed building will be a gable ended with dual pitch roof and will measure 18.29 metres x 12 metres with eaves and ridge heights of 5 metres and 6.64 metres. The building will be clad in profiled sheeting with a fibre cement roof. It will be sited to the southern boundary of the site which is well screened with mature hedgerows.

The application is a resubmission of a previous prior approval (ref: DC/22/2274) which was granted for an 18.295 metres x 12 metres steel portal framed building with eaves and ridge heights of 5 metres and 6.64 metres. Two of the four bays were to be enclosed. The applicant seeks to construct this building but proposes to fully enclose the building. The size and siting of the building remains the same as the approved prior approval.

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

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).

Permitted Development

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).

The planning statement details that at the site there are currently pigs and chickens on the holding as well as a horticultural enterprise with over 1,000 eucalyptus trees which produce stems for floristry. The applicant intends to introduce sheep to the holding. The statement details that there are no buildings available on the holding for the secure storage of machinery and equipment which includes 2 tractors, 2 trailers, rotavator, flail and roller. The eucalyptus stems also have to be stored inside a cool environment until sold. Hay for the sheep enterprise will need to be stored undercover. While a similar application was permitted in 2022, this enclosed two of the four bays, the proposed building encloses all bays, due to the increasing inclement weather, particularly during the winter months. It is considered that the need for the erection of a new general purpose agricultural building has been sufficiently demonstrated to be reasonably necessary for the purposes of agriculture.

Therefore, on the basis of the information provided, the proposal for an agricultural storage building is considered to be reasonably necessary for the purposes of agriculture.

Siting, Design and External Appearance

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, design, and external appearance.

Authorising Officer sign/initial Guy Everest Date: 02.09.2026