Planning and Agricultural Statement

Prior Notification under
Town and Country Planning (General Permitted Development) Order 2015
(As amended), Schedule 2, Part 6, Class A

Alterations to existing farm building to provide alternative access and associated track

at

The Linseed Farm, Muntham Home Farm, Muntham Drive, Barns Green, Horsham, West Sussex RH13 0NH

on behalf of

Durwin Banks

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Planning & Agriculture

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

Prepared by:	Julian Sharpe BSc(Hons) DipTP MRTPI
Checked by:	Angus Farquhar FAAV

RTPI
Chartered Town Planners

1. Introduction

1.1. This is a prior notification application concerns the proposed alterations to two existing farm buildings by moving the access points from the East and South elevations to the West and to provide alternative access and associated hard standing / track to give better links with the existing Linseed buildings to the south at The Linseed Farm, Muntham Home Farm, Muntham Drive, Barns Green, Horsham, West Sussex RH13 0NH.

1.2. The application proposes adding two new roller shutter doorways in the western side of the building with an associated track leading around to this. The new route would be more practical for larger agricultural vehicles as the current access points are constrained by the build form on either side which limits manoeuvring space.

1.3. This application should be read in conjunction with the supporting plans which indicate the design and external of the changes to the building and the siting and means of construction of the associated agricultural track. This statement also provides the necessary justification for the development to demonstrate that it is reasonably necessary for the purposes of agriculture.

1.4. This application is made under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2024) (GPDO). It seeks to confirm that the alterations to the building and track comply with the relevant provisions within this Order, specifically in Schedule 2, Part 6, Class A.

2. Background

2.1. The farm was formerly part of the Muntham House estate, a large country house now converted into a school lying on the north western outskirts of Barns Green village. There is a very tall brick wall separating the School from the farm. Muntham Home Farm is owned by the applicant and is an agricultural unit of 40 acres, with additional 75/100 acres growing Linseed. The application site is to the western side of the main school complex.

2.2. The applicant and his siblings inherited the farm from their parents who ran it as a dairy farm since 1974. They ceased dairy farming in the late 70s and concentrated on sheep, beef and arable farming. For the last 25 years the main crop grown is linseed and the farm is trading as the Linseed Farm and specialises in the growing and production of linseed oil well known for its omega 3 properties. The linseed products are marketed in many ways and from an internet site, with distribution nationwide for a variety of uses.

2.3. From a planning policy point of view the site falls outside the Built up Area within the Countryside. Importantly in this location, the land is unaffected by any special landscape designations. Although the modern farm buildings themselves are not listed, the former stables and coach house block in the Muntham House complex is recorded as Grade II* listed. It will be noted from the relevant planning History below that the listed building status of part of the School has never given rise to a concern over applications at the farm. The application site is situated outside of Flood Zones 2 and 3 and so on this basis the property has a low probability of flooding.

3. Planning History

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

Application Number:	Description:	Decision:
DC/22/2352	Continuous use of land for the siting of a mobile home for residential occupation	Application Permitted
DC/19/1120	Subdivision of dwelling into 2 dwellings.	Application Permitted
DC/16/0457	Prior Notification internal works to ground and first floor to convert to dwelling house	Permit Prior Approval
DC/15/1011	Prior Approval for the proposed change of use of an agricultural barn to a single dwelling	Refuse Prior Approval

DC/13/1440	Change of use of agricultural barn to bakery and storage of bakery and High Barn Oils products, changes to fenestration of the building, car parking and turning areas	Application Permitted
DC/12/0710	Prior Notification for a proposed side extension to existing farm building for machinery storage	Prior Approval Not Required
DC/06/2779	Prior notification to erect an agricultural storage building to replace storm damaged barn.	Prior Approval Required
I/13/03	Alterations to building and change of use to office Site: Muntham Home Farm Muntham Barns Green	Application Permitted
I/52/02	Conversion of parlour building into a dwelling and conversion of part of barn into a garage and studio Site: Muntham Home Farm Muntham Barns Green	Application Refused
I/9/02	Removal of agricultural occupancy condition from i/2/82 Site: Muntham Home Farm Muntham Barns Green	Application Permitted
I/4/02	Prior notification to erect an agricultural store Site: Muntham Home Farm Muntham Barns Green	Application Permitted
I/22/01	Change of use of agricultural building to storage of historical classic vintage vehicles Site: Muntham Home Farm Muntham Barns Green	Application Permitted
I/5/01	Conversion of parlour building to a residential dwelling Site: Muntham Home Farm Muntham Barns Green	Application Refused
I/41/00	Removal of agricultural occupancy condition from i/2/82 Site: Muntham Home Farm Muntham Barns Green	Application Refused
I/28/00	Retention of use for storage of documents Site: Muntham Home Farm Muntham Barns Green	Application Permitted
I/24/99	Retention of use of warehouse for the storage of electrical equipment Site: Muntham Home Farm Muntham Barns Green	Application Permitted

I/23/99	Retention of use for furniture and document store Site: Muntham Home Farm Muntham Barns Green	Application Withdrawn
I/22/99	Removal of condition 1 from i /25/97 to allow permanent permission Site: Muntham Home Farm Muntham Barns Green	Application Withdrawn
I/32/98	New access to existing barn Site: Muntham Home Farm Muntham Barns Green	Application Permitted
I/22/98	Prior notification to replace roof with a monopitch roof Site: Muntham Home Farm Muntham Barns Green	Application Permitted
I/17/98	Prior notification to replace roof with a monopich roof Site: Muntham Home Farm Muntham Barns Green	Application Refused
I/25/97	Change of use from furniture store to office Site: Muntham Home Farm Muntham Barns Green	Application Permitted
I/10/97	Change of use of agricultural building to a furniture store Site: Muntham Home Farm Muntham Barns Green	Application Permitted
I/22/96	Change of use of farm buildings to health farm Site: Muntham Home Farm Muntham Barns Green	Application Refused
I/20/96	Continued storage use b8 Site: Muntham Home Farm Muntham Barns Green	Application Permitted
I/27/95	Change of use of farm buildings to health farm Site: Muntham Home Farm Muntham Barns Green	Application Refused
I/13/94	Retention of use for storage Site: Muntham Home Farm Muntham Barns Green	Application Permitted
I/14/92	Provision of community woodland area & erection of 1 dwelling Site: Muntham Home Farm Barns Green	Application Refused
I/38/90	Erection of one house Site: Muntham Home Farm (Adj) Muntham Hamlet Barns Green	Application Refused

I/2/82	Convert and extend building to form dwelling (From old Planning History)	Application Permitted
I/5/80	Outline; convert store to dwelling (From old Planning History)	Application Permitted
I/8/76	Erect portal framed covered yards, dutch barn, milking parlour & dairy together with formation of earth banked slurry lagoons (From old Planning History)	Application Permitted
I/17/75	Renewal i/12/73 caravan (From old Planning History)	Application Refused
I/11/74	Conversion office/store into farm workers accommodation (From old Planning History)	Application Permitted
I/12/73	Temporary retention of use of caravan for agricultural worker (From old Planning History)	Application Permitted
I/14/70	Proposed farmhouse (From old Planning History)	Application Withdrawn
I/10/68	Proposed farmhouse Comment: Appeal dismissed 19/3/69 (From old Planning History)	Application Refused
I/8/68	Agricultural storage building (From old Planning History)	Application Permitted

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 2024). 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 legislation was amended this year to allow buildings of up to 1,500m^2 and engineering operations such as the construction of hard surfaces with an area of up to 1,000m^2. The transitional arrangements allow for prior approval applications under the previous legislation within Class A or Class B of Part 6 until the end of 20th May 2025, alongside the new legislation.

4.3. The proposal is to provide alternative access to an existing agricultural building with an associated track to provide improved access for larger agricultural vehicles. The farms total area is over 5 hectares. Under Class A the development is permitted subject to the following criteria:

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 building is located within the main form complex which extends to 50 acres (circa 20 hectares).
(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. The proposal will meet the operational needs of the farm.
(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 access and track would be to an existing agricultural building and 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 would exceed 1,000 square metres; or	The proposed track would cover an area of approximately 996m^2.
(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres,	The alteration of the building would not result in the floorspace increasing.

calculated as described in paragraph D.1(2)(a) of this Part;	There has been no other agricultural development within the unit 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 site is not 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 height of the works would not exceed 12m.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	The development 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 development 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;	The site is not within Article 2(4) land.
(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	-
(ii) is or would be within 400 metres of the curtilage of a protected building; or	-
(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.	N/a

Conditions (Class A)

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 … works resulting	The works are not for the accommodation of livestock, storage of slurry or sewage sludge, for housing a

from the development are not used for the accommodation of livestock… 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;	biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine.
(b) … [mineral extraction]	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.	The aggregates brought onto the site would be used for the construction of the hardstanding under Class A(a).
(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… (d) the placing or assembly of a tank in any waters… is permitted by Class A subject to the following conditions- (i)The developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to… the siting and means of construction of the private way…	The works relate to the alteration of an agricultural building (a) and the formation of a private way (b) and determination is sought as to whether or not prior approval is required in line with the conditions. The application documents include the relevant information to demonstrate compliance.
(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.	The site does not constitute Article 2(4) land. The proposed alteration is not considered to constitute a significant alteration and therefore prior approval should not be required for this element of the works.
(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).	There has been no significant prior extension of alteration.
(5) Where development consists of works for the erection, significant extension or significant alteration of a building and— (a) the use of the building or extension for the purposes of agriculture within the unit permanently ceases within 10 years from	Can comply

the date on which the development was substantially completed; and (b) planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building or extension for the purposes of agriculture within the unit permanently ceased, then, unless the local planning authority have otherwise agreed in writing, the building or, in the case of development consisting of an extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.	
(6) [appeal]	N/A
(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. Agricultural justification

5.1. The application site forms part of the Linseed Farm and with the increasing size of tractors and lorries the existing road needs upgrading. It also carries oil lorries and other traffic to the seven cottages below the buildings.

5.2. Whilst access already exists to the building, this new application provides for a much better access and open area to cope of the ongoing needs of the business into the future with space for turning tractors, trailers and lorries associated with the farming business.

5.3. Therefore there is an agricultural business need for a hard surfaced track to facilitate access.

5.4. On the basis of the above, it is considered that there is an agricultural need for the track and that it is reasonably necessary for the enterprise.

6. Design

6.1. Where Prior Approval is required this is in relation to the siting, design and external appearance of the building and the siting and means of construction of a private way.

6.2. The revised access includes the relocation of the doors to the north western side of the building but would not fundamentally change the appearance or character of the building. As such, the design and external appearance of the alteration should be considered acceptable if prior approval is considered necessary.

6.3. The proposed track would have an approximate length of 56m as per drawing supplied. The siting is considered appropriate to limit the take up of the field and keep development consolidated in one location. The new hard standing would have a sufficient width to allow for the turning and swing of large agricultural vehicles.

6.4. The track would be constructed of 250mm of type 2 aggregate overlaid with 120mm of type 1 MOT to form a compacted surface suitable for bearing the loads of farm transportation vehicles. The landscape impact of this is also lower compared to alternative surfaces. The means of construction is therefore considered appropriate. A cross sectional drawing is included.

6.5. The siting, design, appearance and means of construction are typical of farm development and tracks in the district and are considered appropriate.

7. Conclusion

7.1. This prior notification application concerns the minor alteration of the access to an existing agricultural building with an associated track to the existing hard standing at Muntham Home Farm under Class A, Part 6, Schedule 2 of the GPDO 2015 (as amended 2024).

7.2. It has been demonstrated that the works would be on a farm of more than 5 hectares and complies with the requirements of Class A and its supporting conditions.

7.3. It is therefore considered that Prior Approval should either not be required or granted.





3 Massetts Road
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planninganddevelopment@whiteandsons.co.uk
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