Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1685
Easlands Park Farm, Warninglid Lane, Plummers Plain, West Sussex, RH13 6NY

DESCRIPTION:

Prior notification for creation of a new agricultural access track

RELEVANT PLANNING HISTORY:

DC/26/1146	Prior Notification for the creation of a new agricultural access track	Prior Approval Required and REFUSED on 02.09.2026

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 creation of a new agricultural access track.

Eastlands Park Farm, Warninglid Lane is a 243 hectare agricultural holding, in which the proposed access track would measure approximately 218 metres in length and have a width of 3 metres. The proposed materials consist of geotextile, hardcore and chalk in 150mm layers, with a light planings cap. Organic surface stripping only, and no subsoil excavation.

The estate is located within two Districts, with this section of the track connecting to an adjoining section located within Mid Sussex District Council. Under reference DM/26/1526, Mid Sussex District Council determined that Prior Approval would not be required. Also, under DC/26/1146, it was determined that works had already been completed on a western section of the continuous track, measuring approximately 185m. Part of this section of the proposed track would be sited between two areas of Ancient Woodland, to the north and south.

The applicant details that the track is reasonably necessary for agriculture, providing a reliable and weather dependent route during a time in which the enterprise is moving to a mixed arable and livestock system.

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

Consultations

HDC Arboriculture: Comment

The scheme as currently proposed differs from that previously mooted for the site, whereby a substantial section of the existing track, which is already laid to tarmac/hardstanding and for the most part runs adjacent to the ancient woodland, has been omitted. As a result, the current proposals would require a significantly reduced extent of new surfacing within the ancient woodland buffer, where there is an existing albeit unsurfaced track

The submitted Ancient Woodland Construction Environmental Management Plan sets out measures to avoid direct and indirect impacts upon the adjacent ancient woodland during construction, including defined working corridors, exclusion fencing, restrictions on excavation, pollution prevention measures, dust suppression controls, and safeguards relating to drainage and runoff. Given the existing use of the route, its established relationship with adjacent land uses, the omission of a substantial section of the previously proposed track, and the resulting reduction in works within the ancient woodland buffer, in this instance, it is unlikely that the development would materially alter the existing relationship between the site and the adjacent ancient woodland.

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 (I).

The planning statement states that the proposal is reasonably necessary for agricultural purposes because it completes a continuous east to west route linking Warninglid Lane to the principal field parcels and operational parts of the holding. The proposal is the link between the existing surfaced track and the section determined by Mid Sussex District Council under DM/26/1526. It was determined under the previous prior notification (DC/26/1146) that the proposed agricultural access track was reasonably necessary for the purpose of agriculture, and the presence of an existing track which requires connecting with the proposed track, is evidence that there is a reasonable need.

On the basis of the information provided, it is considered that the proposed agricultural building is reasonably necessary for the purpose of agriculture.

Siting, Appearance and Means of Construction

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, appearance and means of construction of the private way.

The proposed access track would measure approximately 218 metres in length and have a width of 3 metres. The proposed materials consist of geotextile, hardcore and chalk in 150mm layers, with a light planings cap and organic surface stripping only, and no subsoil excavation. The proposal involves the laying of an access track that would extend approximately 218 metres; however, a section of the track is in close proximity to Ancient Woodland. This was a reason for refusal in the previous application (ref: DC/26/1146). To address the previous reason for refusal, an ancient woodland protection and construction method statement has been submitted.

HDC Arboriculture raised no objections to the proposed development, noting that the works have been commenced further along the track and it is considered the proposed methods of construction would appropriately protect the Ancient Woodland. Given the existing use of the route, its established relationship with adjacent land uses, the omission of a substantial section of the previously proposed track, and the resulting reduction in works within the ancient woodland buffer, it is unlikely that the development would materially alter the existing relationship between the site and the adjacent ancient woodland.

Conclusion

The proposed track is considered to be reasonably necessary for the purposes of agriculture. The proposal would be of a siting, appearance and means of construction that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons, it is recommended that Prior Approval is not required.

Recommendation: Prior Approval Not Required

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1685
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	SH0610-1	22.10.2026
Block plan	Block Plan Proposed	SH0610-3 Rev A	22.10.2026
Block plan	Block Plan Existing	SH0610-2	22.10.2026
Plans	Trackway Section and Western Tie-In	SH0610-4 Rev A	22.10.2026
Plans	Ancient Woodland Protection Plan	SH0610-5 Rev B	22.10.2026

Details plan	Protective Fencing Details	SH0610-6	22.10.2026
Supporting Statement	Ancient Woodland Protection and Construction Method Statement	NONE	22.10.2026
Supporting Statement	Ancient Woodland Construction Environmental Management Plan	NONE	22.10.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 18.11.2026

Authorising Officer sign/initial Tamara Dale Date: 18.11.2026