Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1192
Wattlebury Farm, Rowhook Road, Rowhook, West Sussex, RH12 3PZ,

DESCRIPTION:

Prior Notification for the erection of an Agricultural Barn.

RELEVANT PLANNING HISTORY:

None relevant.

SITE AND SURROUNDINGS:

The application site is located in the countryside and to the north-east of the built-up area of Rudgwick. The site is outside the built-up area boundary and is not within a conservation area. The total area of the entire agricultural unit is 5.29 hectares and the total area of the parcel of land is 2.25 hectares.

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 Barn.

The proposed agricultural building would be 12m in length, have a height to the eaves of 3.2m sloping to 3m, breadth of 6m and overall height of 3.2m sloping to 3m. The proposed materials would be steel box profile sheets with timber frame in a green colour on the walls. The roof would be steel box profile sheets on timber crossmembers in a green colour. The proposed building is reasonably necessary for the purposes of agriculture for the storage of a tractor and machinery to tend the land.

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

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 current agriculture use on site was part of Little Millfields, which according to the application form has been used for the purposes of agriculture for over 50 years. The two fields form part of Wattlebury Farm. The applicant has provided a copy of an email from Rural Payments Agency who have confirmed the transfer of the applicant's CPH holding number to the two fields. This confirms that the land is within agricultural ownership. The applicant also confirmed that the there is one peacock remaining on the land, as the poultry was given away. The land currently has a metal shed which stores some machinery. The proposed agricultural barn is required for the storage of a tractor and other machinery, some of which is more expensive and requires greater protection from the weather, to farm and maintain the land to a reasonable condition. On the basis of the information provided, it is considered that the proposed agricultural building is 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.

The agricultural building would be accessed via Farm Lane along the northern boundary of the land parcel. The building would be situated on an area of proposed hardstanding. To the north, the residential dwelling – Little Millfields – is not considered to be significantly affected as there is an access track and line of trees that abut the boundary and screen the field from views. The proposed agricultural building would be located at the northern side of the field. The building would be 12m in length, have a height to the eaves of 3.2m sloping to 3m, breadth of 6m and overall height of 3.2m sloping to 3m. The barn will be clad on the roof and three sides, leaving the south-facing front open. The application form states the roof, and walls would be steel box profile sheets in green colour. The design of the building would be typical of other agricultural steel framed agricultural units in the area. It is considered that based on the information provided, the proposed agricultural barn would be of a suitable siting, design and appearance.

Conclusion

The proposed structure is considered to be reasonably necessary for the purposes of agriculture. The proposal would be of a siting, design and external appearance 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/25/1192
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	15.07.2025
Block plan		NONE	15.07.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 30.07.2025

Authorising Officer sign/initial Tamara Dale Date: 11.08.2025