



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0626
Slaughterford Farm, Chapel Road, Barns Green, West Sussex, RH13 0PR

DESCRIPTION:

Prior notification for the erection of a general-purpose agricultural building.

RELEVANT PLANNING HISTORY:

DC/21/1736	Prior notification for the erection of a new agricultural barn.	Prior Approval Not Required on 19.08.2021
DC/21/1737	Erection of an agricultural barn to accommodate livestock, including associated access and landscaping	Application Permitted on 10.06.2022
DC/22/1977	Erection of an agricultural workers log cabin.	Application Permitted on 21.07.2023
DC/23/0242	Change of use of agricultural land for the exercising of dogs, including the installation of perimeter fence and pathway and associated parking (Retrospective)	Application Permitted on 14.12.2023
DISC/23/0232	Approval of details reserved by condition 4, 5, 6, 7 and 9 to approved application DC/22/1977	Application Permitted on 05.06.2024
DISC/24/0029	Approval of details reserved by condition 4 to approved application DC/23/0242	Application Permitted on 11.06.2024
DISC/24/0171	Application for approval of details reserved by condition 2 to approved application DC/23/0242	Application Permitted on 06.08.2024

SITE AND SURROUNDINGS:

The application site comprises agricultural land at Slaughterford Farm, Chapel Road, Barns Green. The site is located in Barns Green, with the agricultural unit comprising 37.4 hectares. The site comprises a fishing lake together with a camping and caravan site, there is also a café and shop on the farm and dog exercise area. The application form states that the site has been used solely for agricultural purposes for 100 years and the farm keeps livestock and rears both cattle and sheep on the land.

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 a general-purpose agricultural building.

The agricultural barn would be 60.96m in length, have a height to eaves of 6.71m, breadth of 14.88 and overall height of 8.42m. The materials would comprise plastic coated box profile pressed concrete panels to the walls, with juniper green cladding above the natural grey concrete panels. For the roof,

P6R fibre cement sheeting in natural grey colour. The proposed new barn is sought to store more fodder and hay, to make the farm business more resilient against adverse weather changes.

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 site comprises a number of existing agricultural buildings. The planning statement details the existing barns, which were subject of two planning applications refs: DC/21/1736 and DC/21/1737, include 1x livestock barn 8 bays, used for cattle and sheep; 1x general agricultural barn with 10 bays, 3 bays used as machinery workshops and 7 bays used for hay and straw storage and bulk feed store. An agricultural workers log cabin also sits to the west of the site, approved under DC/22/1977.

The farm currently stores plastic wrapped silage outside and the farm seeks to stop the use of single use plastics and would achieve this by buying hay which is stored dry in a barn. Additional machinery has also been purchased which require storage to ensure longevity. The planning statement also

states that the farm has an existing requirement for approximately 684 bales of straw and hay, but to maintain resilience the farm will need to store an additional 625 bales of hay and straw, these bales are approximately 1.2m x 1.2m x 2.4m. Each bay within the proposed agricultural building would be 5 bales height x 2.5m wide x 10 deep = 125 bales, with 5 bays used for hay and straw (625 bales) and 5 bays used for machinery and hard feed/bulk feed.

The existing buildings on site are unable to accommodate the increased number of straw and hay bales required for the farm to maintain resilience. Therefore, while the proposed barn would be of a significant scale, it would be reasonable and would remain well-contained within the site and its natural boundaries.

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 will be accessed via the existing access off Chapel Road, accessed through Sumners Ponds Fishery and Campsite. The building would be situated to the south of the existing agricultural buildings, appearing as part of the group rather than in isolation. The site is set back from public vantage points, while there is a dog walking enclosure to the south and fishing ponds to the east of the site, these would not be significantly impacted by the siting or design and external appearance, as there are two other similar agricultural buildings already on site. The building would be 60.96m in length, have a height to the eaves of 6.71m, breadth of 14.88m and overall height of 8.42m. The building will have one side open, with the rest enclosed. It is considered that while the building is of a significant scale, that the identified need is reasonable and the siting would be suitable, as there is an identified existing agricultural use on site.

The appearance is typical of rural agricultural buildings, and to those to the north of the building, and will not appear out of keeping with the character of the surrounding landscape. The materials on the walls will be concrete panels in grey with juniper green cladding above. The roof will be fibre cement sheeting in natural grey colour. The design of the building would be typical of other agricultural units, including some of those on site. It is considered that based on the information provided, the proposed agricultural building would be of a suitable siting, design and external appearance.

Conclusion

The proposed structure is considered to be reasonably necessary for the purpose 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.

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Planning Drawing	P147	24.04.2026
Location plan	Location Plan	4114-PL-L01a	17.04.2026
Supporting Statement	PLANNING AND AGRICULTURAL	NONE	17.04.2026
Site plan	Site Plan	4114-PL-L02b	17.04.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 13.05.2026

Authorising Officer sign/initial Tamara Dale Date: 20.05.2026