



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0273

Havenhurst Farm, The Haven, Billingshurst, West Sussex, RH14 9BH

DESCRIPTION:

Prior Notification for the erection of 2no. agricultural buildings.

RELEVANT PLANNING HISTORY:

DC/20/2156	Prior notification for the construction of a machinery and cattle shed adjacent to existing cattle sheds.	Prior Approval Not Required on 04.12.2020
DC/20/2521	Erection of a machinery and cattle shed.	Application Permitted on 23.02.2021

SITE AND SURROUNDINGS:

Havenhurst Farm is located in The Haven. The site is located outside of the built-up area boundary and not within a conservation area. The holding extends to approximately 80 hectares. There are a number of agricultural buildings on the holdings, including a machinery and cattle shed approved in 2020 under DC/20/2156. The site lies close to two residential properties, Havenhurst House and Lock Barn and is accessed via an access track off The Haven. The total area of the parcel of land is 1 or more 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 2no. agricultural buildings for storing straw and machinery.

The proposed agricultural buildings would be 30.5m in length, have a height to eaves of 4.6m, breadth of 12.2m and overall height of 6.2m. The buildings will be open on the west elevation, and with the rooflights in the roof. The materials on the walls will be concrete panels in grey and Yorkshire boarding above in light brown, and to the roof, fibre cement in natural grey colour. The building would be used for the storage of straw and machinery, as the application form states the agricultural business is expanding and needs more covered area.

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 location plan indicates a number of existing buildings, it appears these are used for a number of purposes, such as housing livestock and storing agricultural equipment. The applicant confirmed that the current buildings are used for cattle, hay, fertiliser, quad bikes and tools. It is also noted that a prior notification for the construction of a machinery and cattle shed was permitted in 2020 (ref: DC/20/2156). This building sits to the south of where the proposed buildings subject of this application is to be located. The applicant is keeping more cattle and renting more ground which requires more room for machinery and straw, and to house expensive kit which is currently housed outside. Therefore, the proposal for two additional agricultural buildings 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 buildings would be accessed via the existing farm access off The Haven. The buildings would be situated north-eastern corner of the parcel of land. The proposed agricultural buildings would sit to the north and east of the existing agricultural buildings, appearing as part of the group rather than standing in isolation. The site is well screened and set back from public vantage points. The buildings would be 30.5m in length, have a height to the eaves of 4.6m, breadth of 12.2m and overall height of

6.2m. The building will be open on the western elevation, with the rest enclosed, with some openings and rooflights to the roof. It is considered that while the buildings are of a significant scale and there are two of them, that the identified need is reasonable, and the siting would be suitable, as there is an identified existing agricultural use on site.

The materials on the walls will be concrete panels in grey and Yorkshire boarding above in light brown. The roof will be fibre cement in natural grey colour. The design of the buildings 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 buildings would be of a suitable siting, design and external 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/26/0273

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		NONE	17.02.2026
Site plan		NONE	17.02.2026
Location plan		NONE	17.02.2026
Elevation & Floor plan	Proposed Shed 1	NONE	17.02.2026
Elevation & Floor plan	Proposed Shed 2	NONE	17.02.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 03.03.2026

Authorising Officer sign/initial RHERMITAGE Date: 16.03.2026