



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1181

Mill Farm Mill Lane Itchingfield West Sussex RH13 0NP

DESCRIPTION:

Prior notification for the creation of a new agricultural access track

RELEVANT PLANNING HISTORY:

DC/21/0461	Construction of an open air swimming pool.	Withdrawn Application on 24.12.2021
DC/21/2075	Prior Notification for the change of use of an agricultural building to a single dwellinghouse (C3).	Prior Approval Required and PERMITTED on 12.11.2021
DC/21/2236	Change of use of land to form enlarged residential curtilage and installation of an open air swimming pool.	Application Permitted on 20.05.2022
HRA/22/0004	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval consent DC/21/2075.	Application Refused on 31.05.2022
HRA/22/0020	Regulation 77 of the conservation of habitats and species Regulations 2017 in respect of Prior Notification Approval DC/21/2075	Application Permitted on 05.12.2023
DISC/23/0034	Approval of details reserved by condition 1 to approve application DC/21/2075.	Application Permitted on 30.03.2023
DC/23/0460	Demolition of an agricultural building and the erection of a two-storey dwelling (as an alternative to prior approval reference DC/21/2075).	Application Permitted on 02.05.2024
DISC/24/0169	Application for Approval of Details Reserved by Conditions 3 and 4 to approved application DC/23/0460	Application Permitted on 24.07.2024
DC/24/1456	Prior Notification for Change of Use of Agricultural Building to form one dwellinghouse.	Prior Approval Required and REFUSED on 22.11.2024
DC/24/1475	Prior Notification for Change of use of building to form a single dwelling. Installation of windows, doors, a mezzanine floor and drainpipes/guttering. Replacement cladding to walls and roof.	Prior Approval Required and REFUSED on 18.11.2024
DC/24/1831	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse.	Prior Approval Required and PERMITTED on 20.01.2025
DISC/25/0043	Approval of details reserved by condition 7 to approved application DC/23/0460	Application Refused on 06.03.2025
DC/25/0232	Prior Notification for Change of Use of two buildings with associated operational development to 1no. dwellinghouse. Operational development includes replacement wall and roof cladding, rendering, walls, doors and rainwater goods.	Prior Approval Required and REFUSED on 09.04.2025
DISC/25/0151	Approval of Details Reserved by Condition 7 to approved application DC/23/0460	Application Permitted on 02.07.2025
DC/25/0816	Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.	Prior Approval Required and PERMITTED on 08.07.2025
DISC/25/0165	Application for approval of details reserved by conditions 5 & 6 to approved application DC/23/0460	Withdrawn Application on 08.07.2025
PE/25/0199	Erection of two dwellings (as an alternative to two	Pre-Application Advice

	dwellings granted Prior Approval under DC/24/1831 and DC/25/0816)	Given on 28.10.2025		
S106/25/0018	Discharge of the planning obligation contained at Paragraphs 6 and 7 of Schedule 3 of the S.106 agreement accompanying the grant of planning permission pursuant to ref: DC/23/0460.	Application 28.11.2025	Permitted	on
DISC/26/0063	Application for Approval of Details Reserved by Condition 2 to approved application DC/24/1831	Application 11.05.2026	Permitted	on
DISC/26/0064	Application for Approval of Details Reserved by Condition 2 to approved application DC/25/0816	Application 11.05.2026	Permitted	on
DC/26/0462	Demolition of redundant agricultural buildings and the erection of two dwellings; change of use of land from agriculture to residential gardens.	Application 22.07.2026	Permitted	on

SITE AND SURROUNDINGS:

The application site comprises agricultural fields and is located south of Mill Farm, formerly Baystone Farm.

to the east of the A24, in the Parish of West Grinstead. The site is accessed via an existing tree-lined track, with the wider surroundings characterised by agricultural fields.

DETAILED DESCRIPTION:

This notification is under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and seeks a determination as to whether the prior approval of the Council is required in respect of the siting, design and appearance of the proposed barn.

A new access track is to be laid south of the existing access by approximately 70m to serve agricultural access to Mill Farm. The runs east for approximately 255m and then to the north, towards Mill Farm for approximately 125m. 380m of track is considered to be laid. The width of the track is to be 3m at all points to facilitate agricultural vehicle movements.

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.

CONSULTATIONS:

HDC Arboriculture:

Arboricultural concerns are limited to potential impacts on the key rooting areas of the adjacent hedgerow trees of reasonable remaining safe useful life expectancy. Alterations to the specification and/or routing of the engineering works could be considered to limit impacts on the adjacent landscape features of merit as appropriate.

No details of trees present or those proposed to be removed to enable access to Mill Lane are included within the submissions.

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. This Class relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

Permitted Development

Class A of Part 6 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 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."*

The permitted development right is subject of a number of provisions and conditions. There is no apparent conflict with A.1 (a) through (k).

Paragraph D.1(2)(a) states that "an area "calculated as described in paragraph D.1(2)(a) "comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development".

The proposed development consists of the laying of an agricultural track. No other agricultural development is considered to have taken place at the site within the preceding 2 years.

The submission sets out that the existing track is currently used by residential dwellings at the Mill Farm site and the agricultural vehicles. The submissions states that the existing track is no longer fit for purpose and that the width is inhibitive to larger agricultural vehicles. It is therefore reasonable that a new, bespoke track for agricultural uses only be laid to facilitate access to the farm and surrounding land. On the basis of the information provided, it is considered that the proposed agricultural track is reasonable necessary for the agricultural business.

Siting, Design, and 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 track as it runs eastwards would be sited to the southern extent of the agricultural land on the edge of the existing agricultural fields and looks to be sited north of another agricultural track observable on Google Earth imagery. As it runs northwards towards the farm, it would be sited against vegetation which separates the fields. Considering this, it is thought that the implementation of an agricultural track

in this position would not disrupt the wider countryside aesthetic and would not be observable from all angles due to the screening afforded by boundary treatments.

Whilst a fairly long track, the design and external appearance is what would be expected for an agricultural track and would be considered apt for specific nature of the intended use. The materials are similarly considered acceptable.

Other Matters

A.1(b) of the Order states that development is not permitted by Class A if-

- (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;*

Officers note that a number of Class Q prior approvals have been granted on the site. However, the applicant confirms in their statement that the works have not been carried out as granted. In any case, the wording of the Order relates only to the extension or alteration of a building, and not to the laying of a track. Therefore, the proposal does not fall foul of this criterion.

Conclusion

The proposed structure is considered to be reasonably necessary for the purposes of agricultural. 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

Plans list for: DC/26/1181

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	23.07.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 18/08/2026

Authorising Officer sign/initial RHERMITAGE Date: 18.08.2026