



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1234

Winstons Farm, Muttons Lane, Ashington, West Sussex, RH20 3AL

DESCRIPTION:

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

RELEVANT PLANNING HISTORY:

DC/25/0003	Permission in Principle for demolition of existing stables building and erection of a single dwelling on the footprint	Application 12.03.2025	Refused	on
DC/25/2104	Permission in Principle for the demolition of existing stables building and erection of a single dwelling on the footprint.	Application 29.05.2026	Refused	on
DC/20/1382	Prior notification for the erection of a secured building to store agricultural equipment , tractor and digger.	Prior Approval Required and Permitted on 17.09.2020		
DC/17/0250	Erection of stable with storage room using existing access	Application 03.04.2017	Permitted	on

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 two agricultural buildings.

Winstons Farm is located on the east side of Muttons Lane, situated outside of any built-up area boundary and is therefore within the countryside for planning policy purposes. The Grade II Listed Jinkes Farmhouse is situated approximately 65 metres to the north of the proposed barn located to the east. There are also trees protected by Tree Preservation Orders, both to the south and west of the proposed western barn. There is also a Public right of Way (2621) along the site's northern boundary.

The submitted Planning Statement details that the holding extends to 40 acres, which currently comprises grassland. The applicants are actively investing in the long-term viability of the holding and looking to increase agricultural production through more intensive management of the land. The proposed barns and therefore required to facilitate this.

Barn 1 is to be used as an agricultural machinery store, including tractors, machinery, implements, trailers and other agricultural equipment. Barn 2 is to be used for the storage of hay and straw produced on the holding, with purchased fodder where necessary.

One barn is to measure 25 metres in length, have a width of 15 metres, eaves height of 5 metres and an overall height of 6.9 metres. This barn is to be open sided on the north elevation. The second barn is to measure 23 metres in length, have a width of 18 metres, an eaves height of 5 metres and an overall height of 6.9 metres. Both barns are to be constructed from green Plastisol sheeting to the walls and grey Plastisol sheeting to the roofs.

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

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Arboricultural Team: Advice

The site has a number of remaining mature trees around the perimeter, some of which are subject of Tree Preservation Orders. The construction requirements for the southernmost barn footprint is partially within the minimum recommended constraint for adjacent mature trees. It is recommended that prior approval is not granted for siting, to ensure that the key landscape elements of the location are not adversely affected by default. It is recommended that if acceptable in other planning respects, that the build footprints are re-located as required, to respect the minimum requirements of the relevant design guide (BS5837) in terms of proximity to trees of landscape maturity.

HDC Design and Conservation Team: Comments

Due to the position of the proposed agricultural buildings within the setting of Winstons Farm, there would be an expectation that their design and external appearance would reflect the rural qualities and character of this historic farmstead. It is noted that an application for an agricultural barn in 2020 (DC/20/1382) on the site agreed the use of timber cladding to the walls and dark grey matt finished cladding to the roof.

Parish Comments:

Ashington Parish Council: Objection

- Insufficient information to establish compliance with Part 6 Class A of the GPDO
- Cumulative Class A development has not been adequately demonstrated
- The proposed siting has not been adequately demonstrated
- Landscape and countryside impact
- Agricultural need for almost 800m² of new buildings has not been sufficiently demonstrated
- Absence of a detailed block plan prevents proper assessment of landscape and siting
- Highway and agricultural vehicle movements concerns
- Drainage and hardstanding concerns
- Trees, hedgerows and biodiversity concerns
- Planning Statement and nature of the application inconsistencies
- Not compliant with the NPPF

Representations:

5 letters of objection have been received from 5 addresses, objecting to the application on the following grounds:

- Overdevelopment of the site
- No agricultural justification for the development, a suitable unused barn already exists and no agricultural use takes place
- Fire risk of the barns given the close proximity to neighbouring dwellings

- Presence of trees protected by means of Tree Preservation Orders
- Agricultural holding comprises far less than stated by the applicant
- Impact on amenity to neighbouring properties, such as overshadowing, loss of daylight, overbearing, loss of outlook and noise
- Poor design
- Scale, position, design and appearance would have an unacceptable visual impact on the landscape and surrounding rural character
- Impact on the setting of the listed building
- Increased levels of disturbance relating to noise, odour, fumes, lighting
- Environmental and wildlife impact, relating to TPO, tree and hedgerow removal
- Traffic and access concerns relating to large agricultural machinery

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

Following receipt of this notification, which was received on 3rd August 2020, the council did not make a determination before the expiry of 28 days following the receipt of the above application and as such, the scheme therefore benefits from deemed consent. For completeness, had the local planning authority been in a position to determine the notification, the following assessment considers whether prior approval would have been 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 –*

- Works for erection, extension, or alteration of a building; or*
- Any excavation or engineering operations,*

which are reasonably necessary for the purposes of agriculture within that unit."

The development of the proposed barn to the west, would be located on a parcel of land that is not within an agricultural use. Planning permission was granted in 2017 for the erection of a stable building on this site (DC/17/0250). Given this permission was implemented and there is no evidence before the council that the land is now is agricultural use, the conclusion is drawn that the land use remains in equestrian use. This is reinforced by the recent planning application DC/25/2104, which sought for Permission in Principle for the demolition of this existing stable building and the erection of a single dwelling (currently at appeal)- the submitted planning statement and appeal statement repeatedly reference the lawful use of the site for stabling. As such, the site would not therefore benefits from the

permitted development right granted under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Notwithstanding the above, the permitted development right is subject to a number of provisions and conditions, of which there is clear conflict with A.1 (a).

A.1 states the following:

A.1 *Development is not permitted by Class A if –*

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

In this case, the development of the proposed barn to the west, would be located on a separate parcel of land forming part of the unit which is less than 1 hectare in area. The submitted Location Plan confirms the western barn would be located on a parcel of land measuring 0.29ha, far below the required 1ha. This parcel of land is clearly separated from the remaining agricultural holding by defensible boundaries, formed by mature tree lines on all boundaries. Furthermore, as stated above, this barn would be located on equestrian land, not agricultural land, as illustrated above. As such, the proposed development would not therefore constitute permitted development under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The submitted Planning Statement details that the holding extends to 40 acres, which currently comprises grassland. The applicants are actively investing in the long-term viability of the holding and looking to increase agricultural production through more intensive management of the land. The proposed barns and therefore required to facilitate this. Barn 1 is to be used as an agricultural machinery store, including tractors, machinery, implements, trailers and other agricultural equipment. Barn 2 is to be used for the storage of hay and straw produced on the holding, with purchased fodder where necessary.

In 2020, Prior Approval was granted for the erection of an agricultural building which is sited to the northeast of the buildings subject of this application. As part of this application, the applicant confirmed that the building would be used purely for the storage of agricultural equipment, with the holding not having a suitable barn for the keeping of machinery or equipment. Whilst this submitted Planning Statement states the applicants intend to increase production across the holding, no assessment has been provided as to why the existing barn does not provide sufficient accommodation for the proposed machinery, the type of machinery required, nor how the existing barn is currently being used.

A number of representations have questioned the accuracy of the stated holding size. In this instance, the application has been assessed on the basis of the information submitted by the applicant. However, had deemed consent not been applicable, the council would have required further evidence to verify the extent of the agricultural holding, particularly as only limited information relating to holding size was provided under the previous application.

Therefore, if the application did not benefit from deemed consent, further information relating to whether the proposals would be reasonably necessary for the purposes of agriculture within the unit, and details relating to the size of the agricultural holding would be requested. Furthermore, the Prior Approval would be required and refused, on the grounds that the proposed development would not constitute permitted development under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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.

One barn is to measure 25 metres in length, have a width of 15 metres, eaves height of 5 metres and an overall height of 6.9 metres. This barn is to be open sided on the north elevation. The second barn is to measure 23 metres in length, have a width of 18 metres, an eaves height of 5 metres and an overall height of 6.9 metres. Both barns are to be constructed from green Plastisol sheeting to the walls and grey Plastisol sheeting to the roofs, comprising dual-pitched roofs.

The proposed building would be located approximately 17 metres from the neighbouring dwelling, Woods Cottage to the south. However, an established tree line lies between the two sites and provides a significant degree of screening, particularly when the trees are in leaf. Taking account of this screening, the countryside context of the site and the agricultural nature of the proposed development and use of the land, it is considered that the proposal would not result in an unacceptable impact on the neighbouring amenity.

The barn located to the west would be sited within proximity to a tree line on the southern boundary of the site, in which these trees are protected Tree Preservation Orders (TPO) (TPO/0819). Furthermore, there are two individual trees located on the western boundary also protected by means of a TPO (TPO/0818). The submitted documentation does not address this constraint and in the absence of such details, the siting of the western barn would not be considered appropriate, owing to the lack of submitted details that demonstrates the proposal could be constructed without impacting the minimum recommended root protection areas of these trees. Any potential loss of these protected trees would therefore result in an adverse harm to the character and appearance of the site within this rural context.

Furthermore, the Grade II Listed Jinkes Farmhouse is situated approximately 65 metres to the north of the proposed eastern barn and 83 metres from the western barn. Due to the position of the proposed agricultural buildings within the setting of Winstons Farm, there would be an expectation that their design and external appearance would reflect the rural qualities and character of this historic farmstead. The proposed materials, consisting of green and grey steel sheeting, is therefore not considered appropriate to reflect this heritage designation and is deemed to be harmful to the setting of the neighbouring listed building and would not be of a suitable design and appearance.

Conclusion

Notwithstanding that the scheme benefits from deemed consent, the proposal would be of a siting, design and external appearance that would conflict with the nearby landscape and heritage constraints, due to the barns' positioning close to a statutory listed building and within the 15metre RPA of the nearby trees protected by means of Tree Preservation Orders. Had the council been in a position to determine the application, it would have been deemed that prior approval is required, and refused on the following grounds:

1. The proposed development would not constitute permitted development under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, failing to comply with the restrictions set out under A. and A.1 (a).
2. It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would not have a significant impact on the Root Protection Area and future health of the mature trees subject of Tree Preservation Orders. In the absence of sufficient information, the proposed development has the potential to adversely impact these protected trees, in which their loss would result in adverse visual harm.
3. The proposed development, by reason of its design, would not reflect the rural qualities and fail to preserve the historic farmstead character in which it is situated, causing harm to the setting of the neighbouring listed building, contrary to Policy 34 of the Horsham District Planning Framework (2015).

Recommendation: Deemed Consent

NOTE TO APPLICANT

The applicant is advised that a deemed consent relates solely to the prior approval matters set out in Schedule 2, Part 6, Class A, A.2 of the GPDO, it does not confirm or otherwise that the development meets the relevant limitations set out in A.1. The Council is of the view, for the reason set out above, that the development would not be permitted by Schedule 2, Part 6, Class A of the GPDO. In order to receive confirmation that the proposed development falls within the relevant defined Class of the General Permitted Development Order 2015 the applicant is strongly advised to apply for a Certificate of Lawfulness of Proposed Use or Development under section 192 of the Town and Country Planning Act 1990.

NOTE TO APPLICANT

The applicant is advised that carrying out unauthorised works to trees that are under a Tree Preservation Order is a criminal offence. The granting of Deemed Consent under this application does not authorise any works to take place to the trees on the site under this protection. This includes cutting down, topping, lopping, uprooting, root cutting, wilful damage and wilful construction. The applicant is therefore strongly advised to seek approval from the council before carrying out any works to these trees, by means of a formal application.

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/26/1234

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	03.08.2026
Elevation plan	Proposed East and West Elevations	NONE	03.08.2026
Elevation plan	Proposed North and South Elevations	NONE	03.08.2026
Elevation plan	Proposed North and South Elevations	NONE	03.08.2026
Elevation plan	Proposed East and West Elevations	NONE	12.08.2026
Floor plan	Proposed Ground Floor Plan	NONE	12.08.2026
Floor plan	Proposed Ground Floor Plan	NONE	12.08.2026
Supporting Docs	Hay Production Costs	NONE	03.08.2026
Supporting Docs	Planning Statement	NONE	03.08.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 07/09/2026

Authorising Officer sign/initial RHERMITAGE Date: 08/09/2026