Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0593
Arun Valley Vineyard, Haven Road, Billingshurst, RH14 9BE

DESCRIPTION:
Prior notification for the erection of a steel portal framed agricultural building for the storage of vineyard equipment.

RELEVANT PLANNING HISTORY:
None relevant.

SITE AND SURROUNDINGS:
The total area of the entire agricultural unit is 15.5 hectares. The parcel of land part of the proposed development would be 1 hectare of more. The land has been used for purposes of agriculture for 10 years and 1 month. Arun Valley Vineyard (formerly known as Lower Lodge Vineyard) is located in The Haven, Billingshurst. The land is largely bordered by broadleaved woodland blocks to the east and south and pasture fields to the north and west. The site is served by an existing access off Haven Lane which provides access for farm vehicles and machinery.

DETAILED DESCRIPTION:
The 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 erection of a steel poral framed agricultural building for the storage of vineyard equipment would require prior approval.

The proposed agricultural building would be 12m in length, have a height of 5.6m to the eaves, breadth of 8m and overall height of 6.5m. The proposed materials would be grey box profile sheet to the walls and grey fibre cement to the roof. The proposed building is reasonably necessary for the purposes of agriculture for the secure storage of vineyard equipment and farm machinery.

CONSULTATION 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.

3 representations have been received, raising the following comments: -

- Request that there are no or limited outdoor lights.
- Traffic should be kept to a minimum.
- The building should be dark green in colour.
- Note that the building would be seen from public rights of way.

The Parish Council raised no objection.

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).

It is noted that representations have been received which include reference to outdoor lighting and traffic movements. These representations have been considered as far as is possible within the constraints of the prior notification process.

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 planning statement states that under the previous ownership, tractors and machinery were stored in a building on land not part of the purchased holding. It is noted that a winery building was granted permission in 2021 (DC/20/1554) and is located next to the proposed agricultural storage barn. The planning statement confirms that storage of equipment within the winery building is unsuitable due to the sterile equipment used for wine making and food hygiene regulations. Therefore, the proposed new storage barn is reasonably necessary for the purpose of agriculture, as the existing storage opportunities on site are not suitable for the extent of equipment requiring storage. A machinery inventory has been provided and floor area requirement detailed to demonstrate the necessity for a building of this scale. A floor area of 96m2 is required for tractor and machinery storage which is considered reasonable and practical to meet the requirements of the holding. 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 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 proposed storage building comprises a steel portal frame enclosed at the sides, back and partially at the front, by grey box profile tin cladding and by a roller shutter door. The roof will be constructed of grey composite cladding, with 8 roof lights. The building is of a sizeable scale, providing 96m2 of floor

area, with the left-hand side secure, while the right-hand half will be open storage. The building would be accessed by the hardcore trackway that already serves the site.

The siting would reflect the layout of an existing track and a neighbouring vineyard building granted planning permission under ref: DC/20/1554. The design and external appearance of the proposed building are what would be expected for an agricultural building, and taking into account the specific nature of the intended use and the presence of an adjoining vineyard building, which has adopted a similar material palette. The siting, design and appearance of the building is not therefore considered to require further prior approval.

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

Plans list for: DC/25/0593
(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	10.04.2025
Design & Access Statement	Planning and Agricultural Justification	NONE	10.04.2025
Location plan		NONE	10.04.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 29.04.2025

Authorising Officer sign/initial Guy Everest Date: 07.05.2025