MME PLANNING SERVICES

Erection of an Agricultural Barn under Schedule 2, Part 6, Class A (Agricultural development on units of 5 hectares or more) of the General Permitted Development Order (GPDO) (England) (2015), as amended.

at

Oreham Manor Farm, Oreham Common, Henfield, West Sussex, BN5 9SB

Planning Statement

Ref: P-007h

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Version 1

Mr Oguzhan Denizer
MME Planning Services



Figure 1: Site Location / Extent of Holding

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1. Introduction

1.1 We are instructed to submit this Prior Notification for the erection of an agricultural barn under Schedule 2, Part 6 (Agricultural and Forestry), Class A (Agricultural development on units of 5 hectares or more) of the General Permitted Development Order (GPDO) (England) (2015), as amended.

1.2 This Planning Statement demonstrates that the proposed development constitutes permitted development in accordance with the relevant provisions of the GPDO and that the proposal complies with the applicable requirements and conditions.

2. Site, Surroundings, Background and Need

2.1 The application site is located to the south of Oreham Common and a distance of approximately 1km east of the settlement of Small Dole, outside of any defined built-up area. The site is therefore located within a countryside location in policy terms. The wider site consists of dwellings and various historic agricultural and workshop buildings making up Oreham Manor Farm.

2.2 The site is found in a rural context with the land on which the proposed barn would be positioned possessing an undeveloped and predominantly open character. The wider agricultural land holding is located predominantly within the South Downs National Park (SDNP). A Public Right of Way (PROW) runs adjacent to the western boundary of the site.

2.3 The wider holding consists of fields, with intersecting rows of trees and hedgerows. Field accesses / gates are positioned around the holding providing tractor access between each of the fields. The surrounding area consists of sporadic development and fields which are bounded and divided by hedgerows and agricultural tracks. The agricultural landholding measures approximately 8.5ha.

2.4 An agricultural holding number has not been applied for and is not required, as it is the applicant's intention to produce hay and store plant and machinery, with the barn not being used to accommodate livestock. The main purpose of the building is to provide storage for high-quality hay, which attracts a higher price, as well as small-baled haylage and agricultural machinery.

2.5 Smaller bales attract a premium as they can be handled by a wider range of users, particularly those within the local equestrian industry. Common agricultural fodder is generally baled in large, heavy bales, which can weigh upwards of 300kg. As a result, these larger bales can generally only be moved using tractors and larger agricultural machinery. Following the initial cut, a second cut of either hay or haylage would be undertaken, with the resulting bales being stored for subsequent sale. Given the size of the landholding and the proposed level of hay production, the size and scale of the building are reasonably necessary to accommodate the intended use and associated storage requirements.

2.6 Historically, the land has been managed through grazing and the periodic cutting of hay. The applicant has the following agricultural equipment which would be stored in the proposed building:

- Smallholder tractor with mower
- Baler
- Cultivator
- Telehandler
- Diggers and dumpers
- Rotavator
- Excavator for ditching
- Tipping trailer
- Forklift
- Seeding equipment
- Rollers
- Chain harrow
- 2.4m topper
- Numerous hand tools such as chain saws, strimmers, etc.

3. Planning History

3.1 N/A.

4. Proposals

4.1 As detailed above, the proposal relates to the erection of an agricultural barn for the storage of hay and haylage, and plant and machinery. The proposed building would measure approximately 24.4m by 12.2m and would have a maximum height of 6.1m.

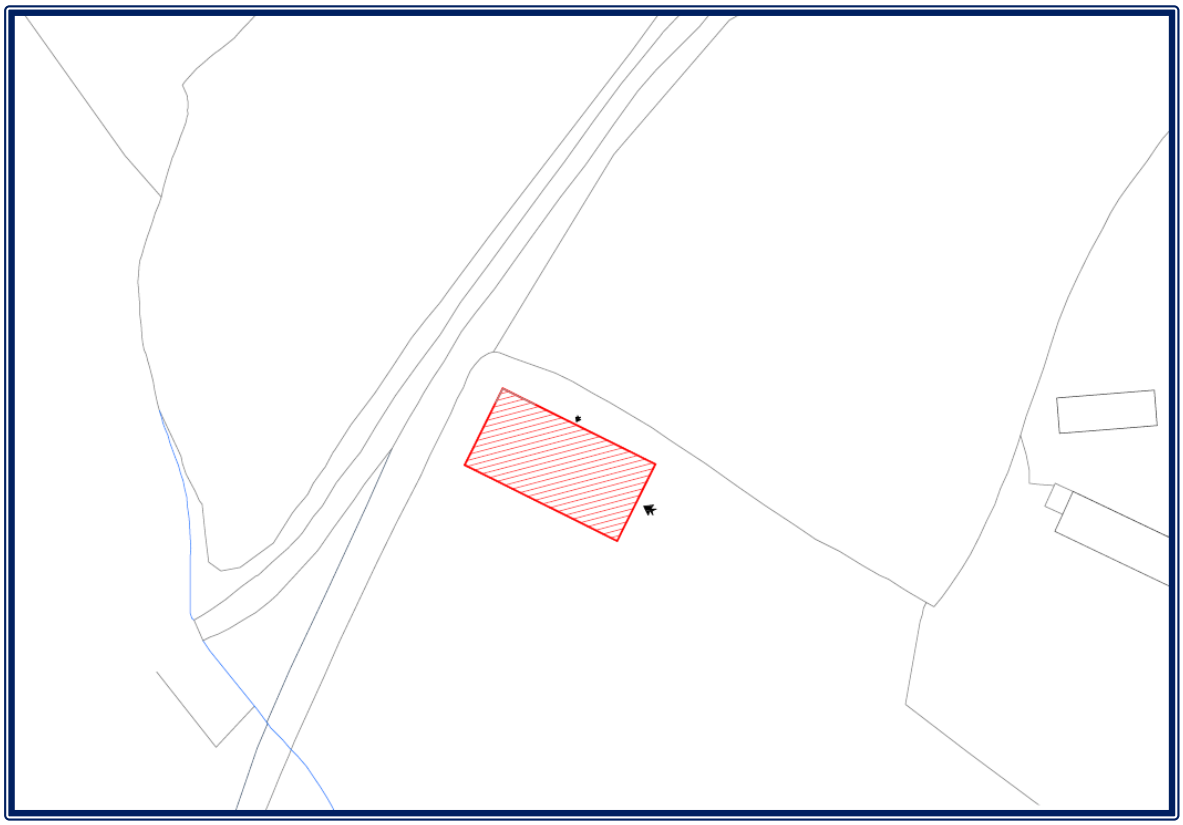


Figure 2: Proposed Block Plan showing the location of proposed agricultural barn

4.2 The proposed barn would comprise hit-and-miss timber cladding and blockwork to the external walls and metal roof sheeting incorporating clear roofing sheets. The building would include a roller shutter providing access to the storage areas, a pedestrian access door and 2no windows which would serve the workshop area and provide natural light.

4.3 The barn would have a functional and utilitarian design typical of agricultural buildings within this rural setting and would be consistent with other agricultural buildings in the immediate vicinity. The proposed development is proportionate to the agricultural requirements for the storage of hay, plant and machinery associated with the wider agricultural land within the applicant's ownership.

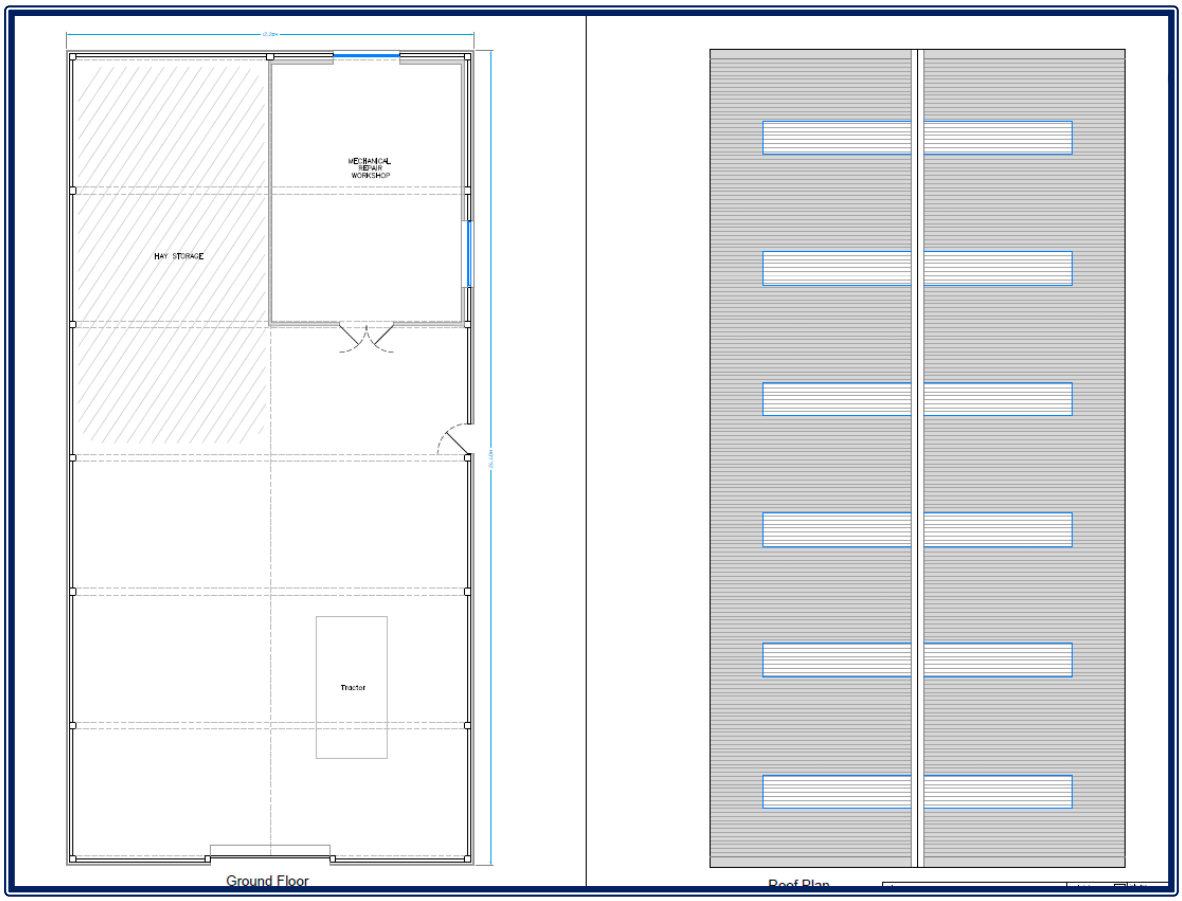


Figure 3: Proposed Floor Plan and Roof Plan

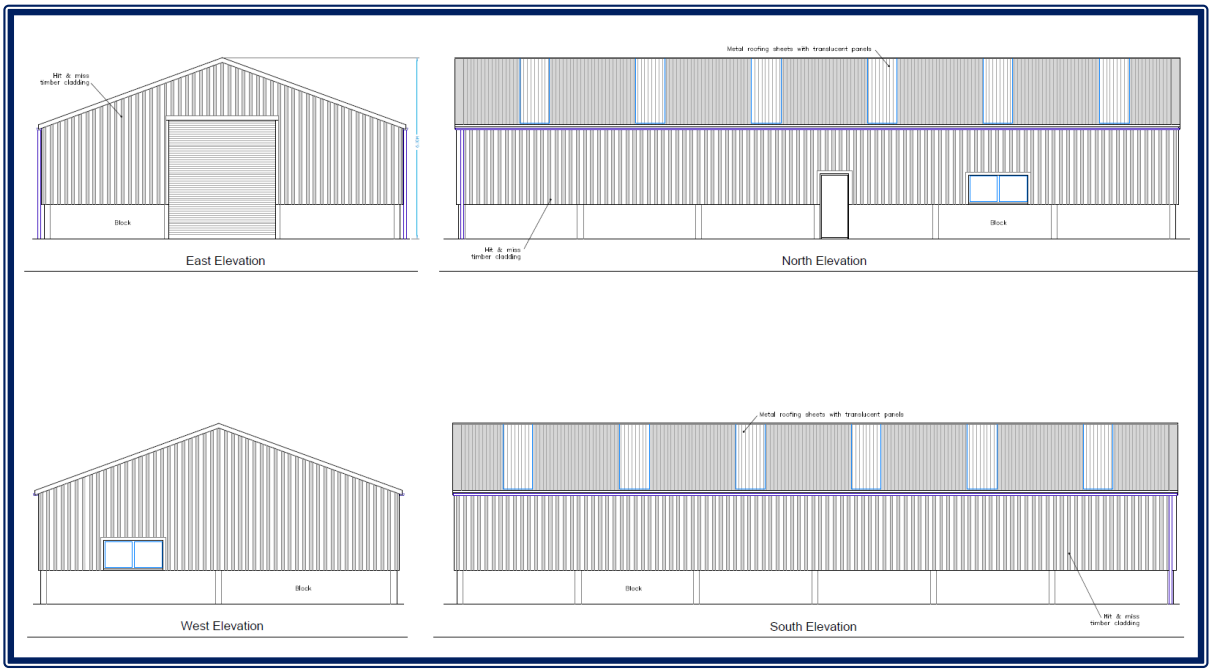


Figure 4: Proposed Elevations

4.4 The proposed barn has been designed to ensure that it is commensurate with the required hay and machinery storage requirements for the holding. The design will facilitate the stacking of hay within the barn produced from the site, together with agricultural plant and machinery required for its maintenance. The internal agricultural workshop is modest in nature and will allow a dedicated space for working and the maintenance of machinery and additional storage.

5. GPDO Requirements and Legislation

5.1 The proposed works would comply entirely with Schedule 2, Part 6 (Agricultural and Forestry), Class A (Agricultural development on units of 5 hectares or more) of the General Permitted Development Order (GPDO) (England) (2015), as amended. The GPDO states that the following works are 'permitted development'.

5.2 ***'Class A – Agricultural development on units of 5 hectares or more'***

Permitted development –

A. 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 proposal relates to the erection of a barn which is reasonably necessary for the purposes of agriculture.

Development not permitted

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;

The proposed barn would be built on a parcel of land which measures approximately 8.5ha.

(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;

N/A.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

N/A.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

As detailed in the submitted plans, the proposed building has been designed and would be used for agricultural purposes only. The design and external appearance are typical of an agricultural building, and its presence in the proposed location would not appear uncharacteristic or unsightly within this rural setting. The siting, design and external appearance of the building are therefore considered acceptable and clearly appropriate for agricultural purposes.

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres,

calculated as described in paragraph D.1(2)(a) of this Part;

The proposed barn would have a floor area of approximately 283sqm. The above criteria would therefore be adhered to.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The site is not located within 3km of the perimeter of an aerodrome.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The proposed barn would have a maximum height of approximately 6.1m.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The proposed barn would be sited more than 25m away from any road.

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The proposed barn would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;

N/A.

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building; or

N/A.

(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

N/A.

Conditions

A.2—(1) Development is permitted by Class A subject to the following conditions—

(a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

N/A.

(b) where the development involves—

(i) the extraction of any mineral from the land (including removal from any disused railway embankment); or

(ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit; (c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

N/A.

(2) Subject to sub-paragraph (3), development consisting of—

(a) the erection, extension or alteration of a building;

(b) the formation or alteration of a private way;

(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or

(d) the placing or assembly of a tank in any waters, is permitted by Class A subject to the following conditions—

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;

The proposed barn would be located towards the north-western section of the site, primarily to avoid siting the barn within the SDNP, which is located to the south and east within the wider holding. The proposed external materials are considered appropriate and would result in a functional, utilitarian agricultural appearance. Although located close to the PROW, which runs adjacent to the western boundary, the proposal would represent an appropriate addition to the site, reflecting the rural character and agricultural vernacular of the surrounding area. The Prior Notification is therefore considered to be acceptable in this regard.

(ii) the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;

The Prior Notification is accompanied by the required written description, details of the proposed materials, site plan and applicable fee.

6. Summary and Conclusion

6.1 This Statement confirms that the proposals would be permitted development, in compliance with Schedule 2, Part 6 (Agricultural and Forestry), Class A (Agricultural development on units of 5 hectares or more) of the General Permitted Development Order (GPDO) (England) (2015), as amended.

6.2 The proposed barn would be reasonably necessary for the purposes of agriculture and the proposals would also adhere with the Conditions of Class A, as set out above. The applicant is therefore of the view that Prior Approval is not required.