Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0598
Twenty Five Acres, Leechpond Hill, Lower Beeding, West Sussex, RH13 6NR

DESCRIPTION:
Prior Notification for the erection of a storage barn.

RELEVANT PLANNING HISTORY:

DC/20/1389	Installation of land drains across 30 acres. Construction of a retention and reed-bed filtration pond. Amend and reverse the existing soil erosion and secure affected areas.	Application Refused on 06.11.2020.
DC/21/1263	Construction of equestrian rehabilitation and training centre comprising stable building and indoor sand school with internal facilities. Alterations to vehicle access and creation of new access road and car parking.	Application Refused on 12.05.2022.
DC/25/0086	Prior Notification for the erection of a storage barn.	Prior Approval Required and REFUSED on 07.03.2025.

SITE AND SURROUNDINGS:
The application site comprises agricultural land of 21 hectares. The application site is within a rural location, outside any defined built-up area boundary. The site sits within the High Weald Area of Outstanding Natural Beauty and is not located within a flood zone.

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 a new storage barn for the storage of hay would require prior approval.

The proposal seeks to erect a storage barn for the storage of hay. The barn would have a length of 18.28m, eaves height of 3.65m, breadth of 14.9m and overall height of 5.4m. The overall floor area would be approximately 272.5 sqm. The barn would be open sided, with natural grey fibre cement sheets on the roof.

It is noted that an earlier prior notification was refused at the site under ref: DC/25/0085 for a storage barn, with the reason for refusal stating: -

> *The proposed storage barn would be of a significant scale and due to the sensitivity of the location, within an Area of Outstanding Natural Beauty (AONB) and adjacent to the Public Right of Way (PROW), the large-scale building would have an adverse landscape impact. The proposal would therefore not comply with Article A.2(2)(a)(i) of Class A Part 6 of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).*

In response to the above reasons for refusal, this current notification proposes a smaller barn.

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 change of use and conversion of the existing agricultural building to provide a single dwelling under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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 to a number of provisions and conditions. There is no apparent conflict with A.1(a) to (j).

The proposed barn would be for the storage of hay, which is currently kept outside. The applicant confirmed as part of the previous prior notification submission (DC/25/0086) that the site has been an active farming business since September 2018. The application form states that the proposed development has been in use for the purposes of agriculture for 6 years. The form also states that the development is reasonably necessary for the purposes of agriculture, as the straw and hay is currently stored in the open, and this needs to remain dry to be fed to cattle. The Council holds no evidence to the contrary and the proposed storage barn is considered 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.

It is noted that a prior notification for the erection of a barn (ref: DC/25/0086) was refused due to the significant scale of the proposed barn and the sensitivity of the location, within an Area of Outstanding Natural Beauty (AONB) and adjacent to the Public Right of Way (PROW), which would have had an adverse landscape impact.

The scale of the proposed development has been reduced since the refusal, with the length of the barn reduced by approximately 12m. By reducing the scale of the barn, the distance between the barn and the public right of way has increased. While the site is still within an AONB, it is considered that the proposed barn has been sufficiently reduced in bulk and mass to ensure that it has a less harmful landscape impact than the previously proposed barn. As such, there is no objection to the siting, design or appearance of the proposed agricultural storage barn.

Conclusion

The proposed storage barn is considered to be reasonably necessary for the purposes of agriculture. The proposed 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/25/0598
(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 & Block plan		NONE	11.04.2025
Roof plan	Column Layout	NONE	11.04.2025
Elevation plan		G [2]	11.04.2025
Supporting Statement		NONE	11.04.2025
Photos		NONE	11.04.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 30.04.2025

Authorising Officer sign/initial Guy Everest Date: 08.05.2025