Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0922
Land East of Guildford Road, Broadbridge Heath, Horsham

DESCRIPTION:

Prior notification for the erection of a general-purpose agricultural building.

RELEVANT PLANNING HISTORY:

DC/18/0130	Prior Notification for proposed land raising (via importation of material) to improve agricultural land and enable conversion to arable production.	Prior Approval Required and PERMITTED on 28.02.2018.

SITE AND SURROUNDINGS:

The application site lies to the northwest of Broadbridge Heath, on the east side of the A281. The site comprises a single field parcel that forms part of the wider agricultural unit known as Ends Place and Broomlands Farm. There is an existing vehicular access, off Guildford Road, with an area of hardstanding and entrance gate. The land is located outside of the built-up area boundary. There are no listed buildings within the proximity of the site and there are no TPO trees.

DETAILED DESCRIPTION:

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) for the erection of a general-purpose agricultural building.

The proposal seeks to erect a general-purpose agricultural building for the storage of agricultural machinery associated with the wider farm holding. The roof would be clad in anthracite grey corrugated metal sheeting and the walls would be clad in juniper green box profile metal sheeting cladding. The proposed agricultural building would be 15m wide, 36m long, with a ridge height of 5.8m.

The proposal also includes the associated completion of improvement of agricultural land (via importation of material) to enable conversion to arable production. This was subject of planning application ref: DC/18/0130. The work was substantially completed, except for an area in the southern corner of the field parcel. The planning statement states that approximately 80% of the requisite material has been imported. The proposal seeks to complete the works as previously approved (ref: DC/18/0130).

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.

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).

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 all 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 are no apparent conflict with A.1(a) to (I).

The current agricultural use on site is part of Ends Place and Broomlands Farm, which according to the application form and has been used for the purposes of agriculture for 50 years. The planning statement states that the agricultural holding is well established and comprises predominately arable production. The application field parcel was formerly used as pasture but ceased upon use of the holding for arable production. The works to improve the ground, via material importation are required to enable the ground to be ploughed without impediment from the footings on the land associated with the site's use in World War II. The construction of a general-purpose agricultural building, would be for the storage of agricultural equipment and associated items, including chemicals and fertilisers. This would be used in conjunction with the main farm centre which provides requisite building space for grain storage and storage of hay and straw. The building is therefore required to support the existing agricultural enterprise. The use therefore falls, and is reasonably necessary for, the purposes of agriculture. 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 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.

The proposed building would be of an appreciable scale. However, it is considered that the site could accommodate a building of this scale comfortably, and the building is reasonably necessary for the site and wider agricultural holding. The application form states that the materials used will be metal sheet cladding in juniper green for the walls and roof would be clad in anthracite grey corrugated metal sheeting. Doors would be installed on the north elevation. It is considered that based on the information provided, the proposed agricultural barn would be of a suitable siting, design, and appearance. The proposed design and external appearance is therefore considered acceptable.

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 required and permitted.

Recommendation: Prior Approval Required and PERMITTED

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/25/0922
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	03.06.2025
Supporting Statement	Planning	NONE	03.06.2025
Location & Block plan		EA0178/PL1	03.06.2025
Site plan	Existing section	EA0178/PL2	03.06.2025
Elevation & Floor plan		EA0178/PL4	03.06.2025
Site plan	Proposed section	EA0178/PL3	03.06.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 28.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 05.08.2025