



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1320

Woodmans Farm, London Road, Ashington, West Sussex

DESCRIPTION:

Prior notification for the erection of an agricultural building and associated works.

RELEVANT PLANNING HISTORY:

DC/22/0695	Change of use of barn (Stables/Equestrian) to sui generis to form new game processing workshop.	Application Permitted on 07.06.2024
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SITE AND SURROUNDINGS:

The application site is located in the countryside, outside any defined built-up area, to the east of the A24 and to the northeast of Ashington. The proposed barn would be sited immediately to the east of the existing agricultural buildings. Woodmans Farm comprises approximately 69 hectares of agricultural land and is an established agricultural unit which is primarily used for the production of hay and the grazing of livestock.

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 erection of an agricultural building.

The proposed barn would be used for the storage of agricultural machinery, equipment and materials. The agricultural barn would be 30.8m in length, have a height to eaves of 5.5m, breadth of 31m and overall height of 9.5m. It would be constructed using profiled steel sheeting in a natural colour to both the walls and the roof. There would be open bays across the front elevation.

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

CONSULTATIONS

HDC Arboriculture: Advice

The site is located adjacent to a designated Ancient Woodland. Concerns were raised that the engineering works associated with the change of use from grazing land to hardstanding and the proposed building, some of which lie within the recommended woodland buffer, could result in limited impacts on tree roots and the woodland edge. It was also noted that the reduction of the vegetated buffer may have longer-term ecological effects, depending on the future use of the site. The officer recommended that ecological advice be sought where the hardstanding works may require retrospective planning permission.

WSCC Public Rights of Way: Advice

Public Bridleway WIS-2500 runs within the application site boundary and may also form part of the vehicular access to the site. The existence of a Public Right of Way (PROW) is a material consideration. Should planning consent be granted, the impact of development upon the public use, enjoyment and amenity of the PROW must be considered.

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 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 (l).

The submitted information details that the existing storage capacity on the holding is no longer sufficient to accommodate the requirements of modern agricultural operations. As a result, there is a requirement for additional covered storage to ensure agricultural machinery and equipment can be stored in appropriate conditions. The proposed barn would also allow for the storage of hay produced on the land to support the livestock.

Therefore, on the basis of the information provided, the proposal for the erection of an agricultural building is considered to be 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 barn would be located east of the existing agricultural buildings at the established agricultural unit. The building would be rectangular in form and would reflect the appearance, dimensions and materials of modern agricultural buildings. The proposed barn has been designed as a simple, functional structure for the storage of machinery, equipment and hay, and its form and appearance are appropriate to its intended agricultural use. Furthermore, it would be set well back from the public highway and the nearest residential property, with established vegetation between the site and surrounding views providing additional screening. As a result, the building would not appear prominent or visually intrusive within the wider landscape.

The proposed building would be sited on an area of hardstanding. The Arboricultural Officer had concerns on the impact of the hardstanding. The hardstanding is not directly adjacent to the Ancient Woodland with a clear buffer retained between the development and the woodland edge as proposed agricultural building is set back within the site. The hardstanding serves an established agricultural unit exceeding 5 hectares and measures approximately 0.2 hectares in area. The supporting statement confirms that the hardstanding is not being put forward as development requiring prior approval, and it is separate development undertaken pursuant to the agricultural permitted development rights available under the GPDO.

A Public Right of Way (PROW) runs through the site and in close proximity to the proposed building. The submitted supporting statement confirms that the route will remain open, accessible and unobstructed throughout the construction of the proposed agricultural building.

It is considered based on the information provided, that the proposed agricultural building would be of a suitable siting, design and external appearance.

Conclusion

The proposed structure is considered to be reasonably necessary for the purpose 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

Plans list for: DC/26/1320

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	14.08.2026
Elevation & Floor plan	Proposed Barn	M449-0004-2	14.08.2026

DELEGATED

Case Officer sign/initial Lucy Green Date: 17.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 28.09.2026