Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1115
Joanlands Farm, Marches Road, Warnham, West Sussex, RH12 3SL

DESCRIPTION:
Prior Notification for the erection of an agricultural machine and hay store.

RELEVANT PLANNING HISTORY:

WN/15/91	Change of use of redundant farm building to b1/b8 use, car parking & new accesses Site: Joanland Farm Marches Rd Warnham	Application Permitted on 23.04.1991

SITE AND SURROUNDINGS:

The application site is located in the countryside to the north of Warnham Village. The application site lies within 3 miles of Warnham and 6 miles of Horsham Town. The site is located outside the built-up area boundary and is not within a conservation area. The applicant owns and farms 11.2 hectares (27.6 acres), used predominantly for hay making, and the parcel of land subject of the application would be 1 hectare or more.

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 machine and hay store.

The proposed agricultural building would be 18.28m in length, have a height of 4.57m to the eaves, breadth of 12.19m and overall height of 6.4m. The proposed materials would be plastisol coated box profile steel sheeting and concrete sheeting in juniper green colour to the walls and fibre cement sheets in natural grey to the roof. The proposed building is reasonably necessary for the purposes of agriculture for the storage of hay and agricultural machinery which cannot be securely accommodated elsewhere on site.

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 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 current agricultural use on site is part of Joanlands Farm, which according to the application form has been used for the purposes of agricultural for 50 years. The land is principally a grass farm which produces hay sold locally together with the grazing of sheep and cattle. The proposed agricultural building is sited in close proximity to the existing access, but not within 25m of a classified road. The proposed building is required for the storage of hay and agricultural machinery including tractor, field equipment including mower, turner, as well as fertiliser spreader, roller and harrows. According to the planning statement, there are no other available buildings, and the hay and other equipment is currently stored outside. While it is acknowledged that there have been some concerns raised regarding the land being in agricultural use and production, the Council possesses no evidence to the contrary. Due to this, we would consider that the use of the land is agricultural and the proposed agricultural building is reasonably necessary. 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 agricultural building would be accessed via an existing hardened field access of Mayes Lane and the barn would be set back from the road. To the south, the residential dwelling is not considered to be significantly affected, as there is a thick line of trees that abut the boundary and screen the field from views. The proposed building would have 1 roller door and 1 personnel door and would be enclosed on 3 sides, and open on one site facing to the south. The application form states that the materials used will be plastisol coated box profile steel sheeting and concrete sheeting in juniper green colour on the walls, and fibre cement sheets in natural grey to the roof. While the proposed agricultural building is of an appreciable size, it is considered that this is appropriate for the storage use proposed and would not be detrimental to the surrounding area. The design of the building would be typical of other agricultural

steel framed agricultural units in the area. It is considered that based on the information provided, the proposed agricultural barn would be of a suitable siting, design and appearance.

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/25/1115
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Agricultural	NONE	07.07.2025
Supporting Statement	Planning	NONE	07.07.2025
Location plan	Proposed	NONE	22.07.2025
Elevation & Floor plan	Proposed and Roof	ST-25889	07.07.2025
Block plan		BP/PL01	07.07.2025
Location plan		NONE	07.07.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 28.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 29.07.2025