



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0736

Peacocks Hill, Land At Grid Reference At 520635 124484, Burnthouse Lane, Lower Beeding, West Sussex, RH13 6NN

DESCRIPTION:

Prior notification for the construction of a hardstanding area and access.

RELEVANT PLANNING HISTORY:

None

SITE AND SURROUNDINGS:

The application site sits to the east of Burnthouse Lane and to the north north west of public right of way (path: 1740). The site is screened by intermittent hedging and trees to the west of the site. The wider surrounds are agricultural fields and sporadic development

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 the prior approval of the Council is required in respect of the siting, design and appearance of hardstanding and an access.

The proposal sees the erection of access and area of hardstanding of 650sqm to the east of Burthouse Lane. The proposal would be screened by existing vegetation and 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. This Class relates to agricultural development on units of 5 or more hectares.

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 of a number of provisions and conditions. There is no apparent conflict with A.1 (a) through (k). Whilst the development would be located within 25m of a metalled road, Burnthouse Lane is a 'Class D' road and is therefore not categorised as a classified or a trunk road.

Paragraph D.1(2)(a) states that "an area "calculated as described in paragraph D.1(2)(a) "*comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development*".

The proposed development would measure to a total area of 650sqm to the east of Burnthouse Lane with access provided off this. The access is approximately 70m from the closest residential building of West Lodge. Further detail was requested regarding the need / purpose and size of hardstanding. The applicant stated that "machinery [to be stored] will likely include tractors of varying sizes and the necessary machinery such as cultivator, spreader, sprayer, seeder, rollers etc. etc. as well as vehicular machinery such as combines, balers as well as all the corresponding accessories and haulage necessary to be loaded/unloaded away from the highway. Further to this livestock transportation loading/unloading needs to be provisioned [in a safe manor]. This will be at varying points throughout the year as and when necessary"

On the basis of the information provided, it is considered that the proposed use is reasonable necessary for the agricultural business.

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 scale of the proposed represents a large amount of hardstanding to be implemented in an otherwise undeveloped parcel of land. The development would be considered somewhat isolated given there are no agricultural buildings located nearby. However, it is considered that the proposal would largely be screened by existing tree cover and would provide a functional use to store vehicles, allow them to be manoeuvred and provide to safely load agricultural related machinery and livestock.

The siting is therefore considered acceptable

Conclusion

The proposed hardstanding and access 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 Required and PERMITTED

Plans list for: DC/26/0736

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	07.05.2026
Plans	Proposed Hard standing area	26905-T	07.05.2026
Supporting Docs	Contractors information for Construction of Vehicle Crossover	NONE	07.05.2026
Block plan		Peacocks hard standing area 1 - full site	01.06.2026
Block plan		Proposed Entrance - Burnthouse Lane RH13 6NN	01.06.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 19/06/2026

Authorising Officer sign/initial RHERMITAGE Date: 22.06.2026