



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1390

Land at Northlands Lane, Storrington, West Sussex,

DESCRIPTION:

Prior Notification for the erection of an agricultural storage barn.

RELEVANT PLANNING HISTORY:

No relevant planning history

SITE AND SURROUNDINGS:

The application site is located on the western side of Northlands Lane, at the junction of Northlands Lane and Greenhurst Lane. Access to the site is via an existing access, located in the northeast corner. The site is outside of any built-up area boundary and is therefore within the countryside for planning policy purposes. The site is large agricultural field measuring 3.6ha, which is bounded by mature trees and hedging on all boundaries. Access to the site is via an existing access of this junction. The applicant's agricultural unit comprises in total 10.9ha, across three sites.

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 storage building.

The proposed agricultural building will measure 15.4m x 6.7m, with an eaves height of 4.5m and an overall height of 5.4m. The building will comprise three bays, consisting of an open bay for dry storage and two enclosed bays with roller shutters for access on the eastern elevation and a pedestrian access door on the northern elevation. The building will have timber cladding to the external walls and its dual pitched roof will have grey/green metal roof sheeting, which also includes clear roof sheeting.

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 (l).

The Planning Statement details that the purpose of the building is to provide storage for high-quality hay, small-baled haylage and the necessary agricultural machinery. It details that smaller bales attract a higher price as they can be handled by a wider range of users, particularly those within the local equestrian industry. It is stated that common agricultural fodder is generally baled in large, heavy bales, which can weigh upwards of 300kg and as a result, the larger bales can generally only be moved using tractors and larger agricultural machinery. Following the initial cut, a second cut of either hay or haylage would be undertaken, with the resulting bales being stored for subsequent sale within the building. It concludes by stating that given the size of the landholding and the proposed level of hay production, the size and scale of the building are reasonably necessary to accommodate the intended use and associated storage requirements.

Therefore, on the basis of the information provided, the proposal for the erection of an agricultural building for storage, is considered to be 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 will be accessed via the existing metalled gate access, in the northeast corner at the junction of Northlands Lane and Greenhurst Lane. The building will also be situated in the northeast corner of this field, located approximately 26 metres from the access. The proposed agricultural building will measure 15.4m x 6.7m, with an eaves height of 4.5m and an overall height of 5.4m. The building will comprise three bays, consisting of an open bay for dry storage and two

enclosed bays with roller shutters for access on the eastern elevation and a pedestrian access door on the northern elevation. The building will have timber cladding to the external walls, and its dual pitched roof will have grey/green metal roof sheeting, which also includes clear roof sheeting.

The appearance is typical of rural agricultural buildings and will not appear out of keeping with the character of the surrounding countryside landscape. It is considered based on the information provided, that the proposed agricultural building would be of a suitable siting, design and external appearance, screened suitably along all boundaries given the presence of the mature hedgerows, with only the roof of the building being visible from outside the site.

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 not required.

Recommendation: Prior Approval Not Required

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/26/1390

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	31.08.2026
Location plan	Location Plan	LOC REV A	31.08.2026
Floor plan	Barn - Floor Plan & Roof As Proposed	PFP REV A	31.08.2026
Elevation plan	Barn - Elevations As Proposed	PEV REV A	31.08.2026
Block plan	Barn - Block Plan As Proposed	PBP REV A	31.08.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 23/09/2026

Authorising Officer sign/initial RHERMITAGE Date: 25/09/2026