Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0074
Curtis Farm , Green Lane, Horsham, West Sussex, RH12 4PP

DESCRIPTION:

Prior Notification for the creation of an access road and hardstanding to provide access and manoeuvring space for farm machinery to the proposed agricultural building required for the isolation of livestock and lambing.

RELEVANT PLANNING HISTORY:

DC/19/2564	Erection of an agricultural worker's dwelling	Application Permitted on 06.03.2020
DC/20/0480	Retention of agricultural worker's mobile home	Application Permitted on 23.06.2020
DC/20/0814	Prior notification for the erection of an agricultural barn	Prior Approval Not Required on 22.05.2020
DC/20/2523	Erection of a stable building.	Application Permitted on 10.02.2021
DC/20/2524	Erection of an agricultural barn.	Application Permitted on 10.02.2021
DC/22/2031	Extension to the existing sandschool.	Application Permitted on 23.02.2023
DC/25/0071	Prior Notification for the creation of an Agricultural Barn for the quarantine and isolation of sheep and cattle.	Application Pending

SITE AND SURROUNDINGS:

The application site comprises agricultural land to the west of Horsham Road, approximately 150m to the west of Nelsons. A barn is to be sited just off of the existing track that runs to the west and is being viewed separately from this application under DC/25/0071 (Prior Notification for the creation of an Agricultural Barn for the quarantine and isolation of sheep and cattle). The submitted Planning Statement details that “Curtis Farm is an agricultural holding of approximately 100 acres which forms part of a larger agricultural business farming around 1500 acres locally”.

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 hardstanding proposed.

The hardstanding will comprise of an area approximately 2290m^2, surrounding the barn with at least a 1m skirt. The main area of hardstanding has been identified for use by agricultural vehicle to turn and maneuverer. The vehicles are proposed to be stored in the barn which is being considered under DC/25/0071.

The roof will comprise of metal roofing sheets, with roof lights running the full length of the roof (18 on each pitch, 4 per bay). The external materials of the building will be plastic coated metal cladding. The barn appears to be divided into 9 bays with the western elevation open faced.

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 for among other things, the erection of a building.

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 to a number of provisions and conditions. The development must comply from A.1 (a) through (k).

The proposal sees the erection of 2290m^2 of hardstanding to accommodate and provide access for manoeuvring space of farm machinery to the proposed agricultural building required for storage and the isolation of livestock and lambing when necessary under DC/25/0071.

There is no identified contravention from A.1(a) through (k).

Siting and Means of Construction

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.

As with DC/25/0071, additional information was requested by the Council regarding the siting due to the scale / amount of hardstanding proposal. It was outlined in a further email that the amount of hardstanding to be laid is required to allow large farming machinery the necessary room to maneuverer. This is as when the attached barn under DC/25/0071 is not used for quarantining of livestock it is to house farming machinery, bedding and feed.

An amount of hardstanding would be expected for an agricultural building and as such the proposal would considered acceptable. Though a large development, it would be considered that the proposed siting and means of construction (concrete) has been justified and would not result in visual harm.

Conclusion

The proposed is considered to be reasonably necessary for the purposes of agricultural. The proposal would be anticipated within an agricultural context with the proposed barn and is considered appropriate within a rural context. For these reasons it is recommended that Prior Approval 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/25/0074
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing Site Location Plan	E01	20.01.2025
Block plan	Proposed Block Plan	P02	20.01.2025

DELEGATED

Case Officer sign/initial Jacques Burrowes Date: 05.03.2025

Authorising Officer sign/initial Tamara Dale Date: 11.03.2025