



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0763
Hall House, The Haven, Billingshurst, West Sussex, RH14 9BS

DESCRIPTION:

Prior notification for the erection of a new agricultural building

RELEVANT PLANNING HISTORY:

DC/18/0864	Erection of new stable block and sandschool on land adjoining Hall House	Application Permitted on 21.09.2018
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SITE AND SURROUNDINGS:

The application site comprises a parcel of land which currently has a stable building on it. The site is located in The Haven, outside the built-up area boundary. To the south of the land parcel is an area of ancient woodland. To the south-east is Hall House, a Grade II listed building. A public footpath runs parallel along the west of the site.

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 agricultural barn would be 18m in length, have a height to eaves of 5m, breadth of 12m and overall height of 6.6m. The materials would comprise profiled metal sheeting to the walls, in green colour. For the roof, profiled metal sheeting in grey colour. The proposed new building is sought for tractor machinery and hay storage.

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 site comprises a parcel of land with a limited number of existing buildings, with only one stable building. Further information was requested in relation to the use of the site and the justification for the proposed building. The Applicant provided an additional statement which outlined the applicant's need for the barn. The barn is required for the storage of hay to prevent in going rotten or mouldy, storage of farm machinery and to protect such machinery from theft and adverse weather. The Applicant confirmed that they have a licence to keep goats and as such there is a need for the storage of associated feed and equipment. The proposed barn is required for the safe keeping of hay, farm machinery, equipment and feed associated with the keeping of goats and other animals.

Further justification from the applicant was requested, as the previous planning history evidences an equestrian use of the site (DC/18/0864), following the approval of a stable and sand school on the application site. Following the request for further information, the Applicant confirmed they have a licence to keep goats and there is a need for the storage of associated feed and equipment. Therefore, the proposal for the erection of a new agricultural building would be reasonable.

The Applicant also confirmed that the stables have planning consent, as per DC/18/0864, but the horses have a separate stables and yard nearer the house, they also have a separate fenced-off field for grazing. While the separate use of the field for horses is acknowledged, this occurs within the red line boundary of the application site and would not be deemed "agricultural" for the purposes of Part 6. Excluding this land from the application boundary would result in the site measuring to an area less than 5 hectares, where permitted development rights for the erection of a building would not apply. Therefore, it is concluded that the site is being used for equestrian purposes and therefore would not benefit from the agricultural permitted development rights under Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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 the existing farm access off The Haven. The building would be situated to the south-west of the land parcel. The site is well-screened and set back from public vantage points. There is an area of Ancient Woodland to the south of the parcel of land, however, the proposed agricultural building is not considered to have any impact on this. The building would be 18m long, have a height to the eaves of 5m, breadth of 12m and an overall height of 6.6m. The building will be closed, with a number of roller shutter doors.

The materials on the walls will be profiled metal sheeting in green colour. The roof will be profiled metal sheeting in natural grey colour. The design of the building would be typical of other agricultural units. It is considered that based on the information provided, the proposed agricultural building would be of a suitable siting, design and external appearance.

Conclusion

While the proposed structure would be considered reasonably necessary for the purposes of agriculture, the development site as defined by the red line boundary is not within agricultural use. This is due to the site being partly in equestrian use. Removing the equestrian use from the application site would reduce the site area to below 5 hectares, where the development would be assessed against Class B of Part 6 of the GPDO. This permitted development right does not relate to the erection of a building, and the proposal would not therefore represent permitted development.

Recommendation: Prior Approval Required and REFUSED

- 1 The application site as defined by the red line partially falls within equestrian use. The area of agricultural land falls under 5 hectares, where the proposed development for the erection of a building would not represent permitted development under Class B of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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/26/0763

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	02	11.05.2026
Elevation & Floor plan	Proposed Elevations and Floor plan	01	11.05.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 18.06.2026

Authorising Officer sign/initial Tamara Dale Date: 18.06.2026