



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2129

Hurst Hill, Topham Farm, Rusper Road, Rusper, West Sussex, RH12 4QS

DESCRIPTION:

Prior Notification for the erection of an agricultural building required for the storage of hay, haylage, silage and equipment.

RELEVANT PLANNING HISTORY:

DC/23/0213	Erection of an agricultural livestock building (360 sq metres) and temporary rural workers dwelling (98.4 sqm)	Application Permitted on 14.03.2024
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SITE AND SURROUNDINGS:

Topham Farm is located off Rusper Road in Rusper. The site is located outside the built-up area boundary and not within a conservation area. The holding extends to approximately 343.9 hectares. There are a number of agricultural buildings on the holding, these include a livestock building, hay and straw barn and rural workers dwelling, all approved in 2024 as part of DC/23/0213. The site lies away from residential properties and is accessed via an access track off Rusper Road. The total area of the parcel of land is 1 or more hectares.

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 barn for the storage of hay, haylage, silage and equipment.

The proposed agricultural barn would be 50m in length, have a height to eaves of 8.8m, breadth of 30m and overall height of 11.9m. While the application form states that the overall height would be 8.8m and the eaves height is 11.9m, the elevation plans indicate that it is the opposite, and the overall height is 11.9m. The building will have one open side, with the rest enclosed. The materials on the walls will be plastisol sheets in juniper green and to the roof, plastisol sheets in grey colour. The building would be used for the storage of hay, haylage, silage and other equipment associated with the wider agricultural holding.

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). It is noted that as per A.1(e) the ground area of the building would be 1,500 square metres, which would not exceed the 1,500 square metres allowed under permitted development.

The site benefits from a number of existing agricultural buildings. The location plan indicates that the existing buildings include a livestock building, hay and straw barn and rural workers dwelling, all of these were approved in 2024, as part of planning application DC/23/0213. The proposed agricultural building would sit within the cluster of existing agricultural buildings and appear as part of the group rather than standing in isolation. The application form states that the proposed development is reasonably necessary for the purposes of agriculture, as the farm has expanded from 350 acres to farming some 850 and one of the main products is hay, straw, silage and haylage which requires a lot of storage area, and the size of machinery has expanded. From the existing buildings on site, there is not a building of the proposed scale, to store additional hay, haylage, silage and equipment, especially with the expansion of the agricultural farming area. Therefore, the proposal for an additional agricultural building would be reasonable and would remain well-contained within the site and its natural boundaries.

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 the existing farm access off Rusper Road. The building would be sited in the north-eastern corner of the parcel of land. The proposed agricultural building

would sit to the south of the existing agricultural buildings, appearing as part of the group rather than standing in isolation. The site is well screened and set back from public vantage points, with the woodland to the rear reducing the immediate visual impact. The building would be 50m in length, have a height to the eaves of 8.8m, breadth of 30m and overall height of 11.9m. The building will have one open side, with the rest enclosed. It is considered that while the building is of a significant scale, the identified need is reasonable and the siting would be suitable, as there is an identified existing agricultural use on site.

The materials on the walls will be plastisol sheets in juniper green and to the roof, plastisol sheets in grey colour. The design of the building would be typical of other agricultural units, including some of those on site. It is considered that based on the information provided, the proposed agricultural building would be of a suitable siting, design and external 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/25/2129

(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
Block plan		NONE	18.12.2025
Elevation plan		NONE	18.12.2025
Supporting Statement	Planning	NONE	18.12.2025
Location plan		22/71/4	18.12.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 08.01.2026

Authorising Officer sign/initial Guy Everest Date: 14.01.2026