

**Forestry land forming part of
Brantridge Forest Farm
High Beaches Lane
Handcross
RH17 6JX**

Planning Statement

October 2025



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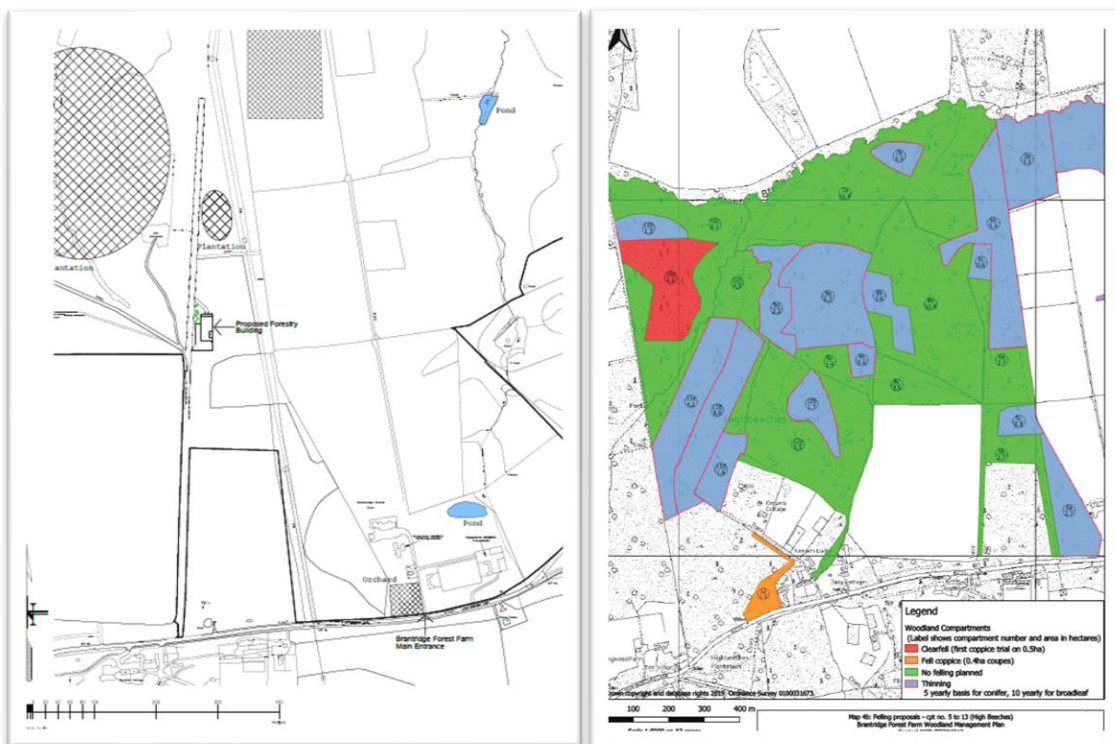
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1. Introduction

- 1.1. This Planning Statement (the 'Statement') supports a request for Prior Approval, submitted to Mid Sussex District Council ('the Council'), on behalf of Mr Mehdi Tizro (the Applicant).
- 1.2. Prior Approval is sought under Schedule 2, Part 6, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to erect a building on land used for the purposes of forestry.

2. Brantridge Forest Farm and The Application Site

- 2.1. Brantridge Forest Farm lies on the north side of High Beeches Lane (B2110) close to the villages of Handcross and Balcombe. The property comprises a large estate of approximately 206 hectares (510 acres) containing various parcels of land (herein referred to as the 'Estate'). The Estate includes the main house, known as Brantridge Hall, various outbuildings, stables and menage, and ancillary dwellings positioned near to High Beeches Lane.
- 2.2. A large proportion of the estate (171 hectares) is a commercial woodland and includes access roads and associated buildings. The commercial woodland has been operating for approximately over 50 years and forms a key part of the estate. The commercial woodland is identified in **Appendix 1** and replicated **below right**.
- 2.3. The Prior Approval for the new building relates to the forestry part of the Estate identified in the Location Plan below (herein referred to as the 'Site'):



- 2.4. The land where the building is to be positioned is mainly open and consists of grass, shrubs and trees. The existing access road runs to the south.

Planning History

- 2.5. The council's online mapping system indicates the following planning decisions at the Estate site:
- 09/01756/FUL - Demolition of 2 existing dwellings, domestic outbuildings and redundant agricultural buildings and construction of 2 replacement dwellings and garage. Granted 15 September 2009.
 - 11/02022/FUL - Demolition of 2 existing dwellings, domestic outbuildings and redundant agricultural buildings and construction of 2 replacement dwellings and

garage. Granted 31 August 2011.

- 12/00343/FUL- Erection of a stable building and manège. Granted 29 March 2012.
- 12/01074/FUL – Proposed repositioning of Plot 2 in relation to approved consent Ref: 11/02022/FUL. Granted 17 October 2012
- 14/03365/FUL – Proposed new estate yard and retention of agricultural dwelling, to include sawmill, multipurpose agricultural building, 6 stables and a new vehicular access onto High Beeches Lane. Granted 23 December 2014
- DM/16/0655 – Discharge of Conditions 5 and 9 relating to planning permission 14/03365/FUL. Granted 18 April 2016
- DM/21/2879 - Formation of an agricultural track. Prior Approval Granted 3 September 2021.

3. The Proposal

- 3.1. Prior Approval is sought under Schedule 2, Part 6, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to erect a building for use in association with forestry.
- 3.2. The estate does include other buildings closer to High Beeches Lane, but the owner has experienced a series of targeted break-ins where high value forestry and agricultural equipment has been stolen, causing significant distress and inconvenience for the family. Part of the rationale therefore for constructing a new forestry building well within the working forest and away from the main road is to minimise the likelihood of further thefts.
- 3.3. The building will be used for the storage of forestry equipment in a secure environment and protected from the elements. It will also contain welfare and office accommodation. The building will be in close proximity to the forest areas and forestry management activities. It will form an integral part of the commercial forestry business.
- 3.4. The proposed building measures 45 metres x 20 metres with a shallow pitched roof measuring 8 metres to the ridge (and 7 metres to the eaves). Each end elevation would contain a 5m x 5m roller shutter door. There are a series of 14 roof lights, 3 x entrance door and 4 x windows. This scale of building is required to accommodate the requirements of the commercial woodland business.
- 3.5. The proposed external cladding materials for the walls and roof comprise thick corrugated steel EPS Sandwich Panels. The colour would be Green RAL 6004.
- 3.6. Access to the new building will be via an existing private access road to the forest area from High Beaches Lane.

4. Permitted Development

SPA

- 4.1. Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that planning permission is granted for the classes of development described as permitted development in Schedule 2 subject to the provisions of this Order and regulations 75 and 78 of the Conservation of Habitats and Species Regulations 2017 (general development orders) [S.I. 2017/1012, reg1(2)] ('Habitats Regs').
- 4.2. The site is not within or within a zone of influence of a Special Protection Area (SPA) or other European site. The requirements of regulations 75 and 78 of the Conservation of Habitats and Species Regulations 2010 are therefore satisfied (paragraph 1).

Conditions

- 4.3. There are no planning conditions attached to previous planning permissions that would preclude the use of permitted development allowances under Class E (Article 3, paragraph 4).

Lawful Use

- 4.4. The lawful use of the application site is as a forestry use thereby allowing planning permission granted under Schedule 2 to apply (Paragraph 5). This has previously been confirmed by the council when approving a Prior Approval application under Part 6, Class E in 2021 for two access tracks at the woodland site (ref: DM/21/2879). The wider site also has a felling license from the Forestry Commission.

Article 4 Directions

- 4.5. There are no Article 4 Directions in place that would restrict permitted development authorised by Part 6, Class E (Article 4).

Part 6, Class E - Forestry Developments

- 4.6. Part 6, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out that development is permitted consisting of:

Permitted development

E. *The carrying out on land used for the purposes of forestry, including afforestation, of development reasonably necessary for those purposes consisting of—*

(a) works for the erection, extension or alteration of a building;

(b) the formation, alteration or maintenance of private ways;

(c) operations on that land, or on land held or occupied with that land, to obtain the materials required for the formation, alteration or maintenance of such ways;

(d) other operations (not including engineering or mining operations).

Development not permitted

E.1 Development is not permitted by Class E if—

- (a) it would consist of or include the provision or alteration of a dwelling;
- (b) the height of any building or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres in height;
- (c) any part of the development would be within 25 metres of the metalled portion of a trunk road or classified road; or
- (d) any building for storing fuel for, or waste from, a biomass boiler or an anaerobic digestion system would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land which is occupied together with that building for the purposes of forestry.

Conditions

E.2—(1) Subject to sub-paragraph (3), development consisting of the erection of a building or the extension or alteration of a building or the formation or alteration of a private way is permitted by Class E subject to the following conditions—

- (a) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building or, as the case may be, the siting and means of construction of the private way;
- (b) the application must be accompanied by a written description of the proposed development, the materials to be used and a plan indicating the site together with any fee required to be paid;
- (c) the development must not begin before the occurrence of one of the following—
 - (i) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;
 - (ii) where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval;
 - (iii) the expiry of 28 days following the date on which the application under sub-paragraph (1)(b) was received by the local planning authority without the

local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

(d) where the local planning authority give the applicant notice that such prior approval is required, the applicant must—

(i) display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant;

(ii) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (d)(i) has elapsed, the applicant is treated as having complied with the requirements of that sub-paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;

(e) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

(i) where prior approval is required, in accordance with the details approved;

(ii) where prior approval is not required, in accordance with the details submitted with the application; and

(f) the development must be carried out—

(i) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given,

(ii) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b).

(2) In the case of development consisting of the significant extension or the significant alteration of the building such development may be carried out only once.

(3) Sub-paragraph (1) does not preclude the extension or alteration of a building if the building is not on article 2(4) land except in the case of a significant extension or a significant alteration.

Assessment of provisions of paragraph E.1

- 4.7. The proposed development would comply with the provisions of Class E.1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent 2020 amendments.
- 4.8. The erection of the building would satisfy the provisions of Class E.1 namely:
- **(a)** The proposal is not for the provision or alteration of a dwellinghouse.
 - **(b)** it is not within 3 km of the perimeter of an aerodrome.
 - **(c)** the development is not within 25 metres of the metalled portion of a trunk road or classified road.
 - **(d)** the building will not be used for storing fuel for, or waste from, a biomass boiler or an anaerobic digestion system; or for storing fuel not produced on land which is occupied together with that building for the purposes of forestry.

Summary

- 4.9. It is clear that all of the limitations of Class E.1 are met, and it is necessary to consider the matters the subject of the Prior Approval application.

Prior Approval Matters

- 4.10. As set out in paragraph E.2 of Class E, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the local authority will be required as to:
- (a) siting, design and external appearance of the building or, as the case may be, the siting and means of construction of the private way.

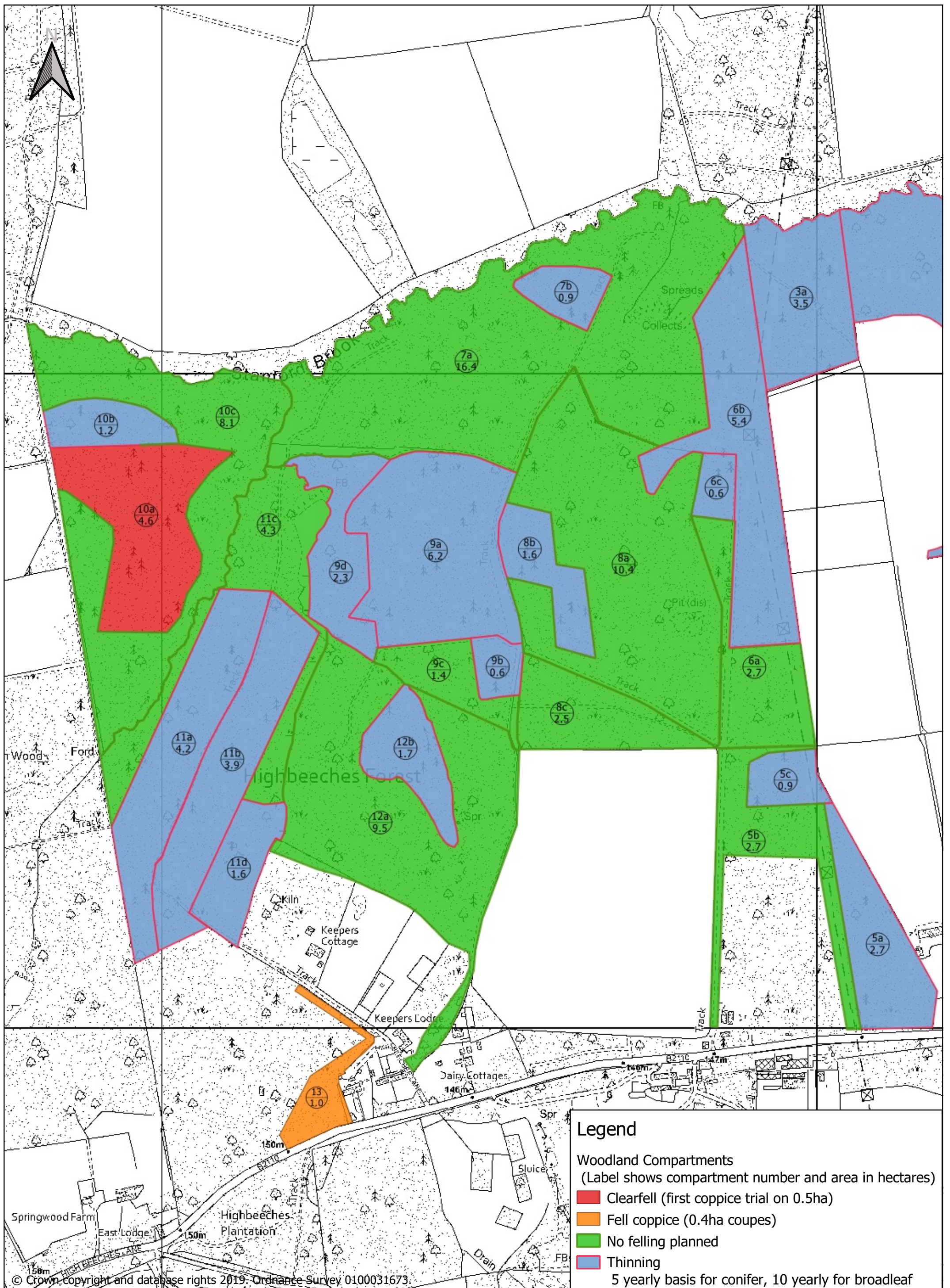
Assessment against Paragraph E.2

- 4.11. The proposed building is acceptable in relation to points as demonstrated below.
- 4.12. The application is accompanied by details of the siting, design and external appearance of the building to allow the council to consider any potential impacts of the development.
- 4.13. The building will be sited away from the public highway (approximately 80 metres) but close to the internal access road (approved under DM/21/2879) to ensure that it can be accessed properly. The building will be well screened by tree cover and will not be visible from the highway or any public footpath.
- 4.14. The proposed external appearance of the building is appropriate, providing an agricultural style appearance which would reflect the building's proposed use in association with forestry. The proposed green appearance will also assist with minimising its visibility. Good quality and robust materials and detailing are proposed, ensuring longevity and that the building sits comfortably on its site and respects the character of the area.
- 4.15. As such, it is considered the development would be acceptable in terms of its siting, design and appearance.

5. Conclusion

- 5.1. The proposed development would comply with the provisions of Schedule 2, Part 6, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 5.2. In accordance with Section E.2 of the above Order the proposed building is acceptable in relation to its siting, design and appearance.
- 5.3. Prior Approval should therefore be issued.

APPENDIX 1



0 100 200 300 400 m

Scale 1:5000 on A3 paper

Map 4b: Felling proposals - cpt no. 5 to 13 (High Beeches)
Brantridge Forest Farm Woodland Management Plan
Central NGR:TQ284313