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Ref. No: DM/26/0019

[Proposed erection of an agricultural building. - 2 Stoaches Cottages
Freshfield Lane Danehill Haywards Heath West Sussex RH17 7HQ](#)

Response from Horsted Keynes Parish Council

The parish council planning committee has reviewed the above application to determine if prior approval is required and note the following:

Whilst it is acknowledged that an "agricultural unit" can comprise different parcels of land that do not necessarily need to be contiguous, the committee considers that insufficient evidence has been submitted to prove the three parcels constitute an agricultural unit, in accordance the requirements for a Class A development under GPDO, as site 3 is considered to be too remote from site 1 (where the development is proposed).

There is also no evidence to prove that site 1 is currently being farmed as part of an "agricultural unit" and it would appear that it is currently being used for equine and other hobby activities as evidenced by the presence of horse box, horse drawn carriage and storage containers, etc contrary to the existing agricultural use class.

The applicant has no formal tenancy agreement for the land that he claims to be farming at site 3. The letter provided by the landowner of the site in appendix A of the supporting statement, noting the existence of an informal verbal arrangement with the applicant in the past, does not provide sufficient evidence that the applicant will be able to continue to operate this site as part of an agricultural unit in the future.

Although the committee acknowledges that they are not experts in farming matters, it is questionable whether the size of the proposed development is proportionate and necessary for the applicant to continue farming given the relatively small size of the claimed agricultural unit. Further details of the applicant's previous and current farming practices and how these have changed, or are planned to change in the future, are necessary to justify the proposed development.

14 January 2026