

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3170	Case Officer:	Deborah Lynn
Application Type:	Agricultural Prior Not. - Building		
Proposal:	Proposed general purpose agricultural building.		
Site:	Worth Hall Farm, Turners Hill Road, Turners Hill, Crawley, West Sussex, RH10 4PE, ,		
Validation Date	11 Dec 2025	Overall Expiry Date:	
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval Is Not Required	Recommendation Date:	5 Jan 2026
Target Date:	8 Jan 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	5 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3170

**Worth Hall Farm, Turners Hill Road, Turners Hill, Crawley, West Sussex, RH10 4PE,
Proposed general purpose agricultural building.
Mr Stuart Beare**

INTRODUCTION

This application seeks a determination from the Local Planning Authority (LPA) as to whether prior approval is required for the siting, design and external appearance of the proposed building, in accordance with the prior notification procedure set out under Schedule 2, Part 6, Class (A) of The Town and Country Planning (General Permitted Development) (England) Order 2015.

RELEVANT PLANNING HISTORY

The application site has a detailed planning history, with the following applications considered most pertinent:

05/00294/AGRDET: Agricultural determination application for replacement general purpose agricultural building. Prior approval not required 03.03.2005.

DM/19/4128 - Proposed general purpose agricultural building. Prior approval not required 28.10.2019.

DM/20/3808 - Demolition of existing agricultural building and the construction of a replacement building for leisure use. Permission granted 21.12.2020.

DM/21/2534 - Variation of conditions 1 and 3 on DM/20/3808 to allow the repositioning of the main entrance and amendments to exterior materials. Permission granted 18.08.2021.

SITE AND SURROUNDINGS

The application site is located on the western side of Turners Hill Road and forms part of a farm holding that extends to 120 hectares, with approximately 19 hectares of land immediately around the Worth Hall Farm buildings. The site is comprised of a group of agricultural storage buildings, including 2 no. grain silos. The main storage building is a steel framed building that is open fronted to the south, with corrugated metal sides and barrel roof; a lean-to timber clad extension has been added to its western side.

The buildings are served by an existing access road that adjoins Turners Hill Road which lies approximately 60 metres to the east. The buildings are sited in an elevated position to the road, with land levels falling to the east and north of the application site.

A quadrangle of traditional farm buildings lies to the south of the site; the majority have been converted to leisure and recreational uses including a tearoom.

A modern building measuring 7.19 metres high has been erected to the east of the application site, to serve the operational requirements from Tulleys Farm leisure activities, including a workshop.

A steel framed machinery store lies to the north.

In terms of planning policy, the site lies within the countryside and the High Weald Area of Outstanding Natural Beauty.

APPLICATION DETAILS

Plans show that the existing storage buildings and grain silos will be removed and replaced with a purpose-built storage building that measures 45 metres long by 25 metres deep, with a shallow pitched

roof formed of 3 ridge lines aligned north-south which measure 9 metres high with an eaves height of 6 metres.

The building would have a steel frame construction, externally clad with block work to the lower walls with profile sheeting above and to the roof, finished in an anthracite grey colour. Timber cladding is also proposed to the external walls to match the adjoining building to the east. 3 no. roller shutter doors plus 2 no. personnel doors are proposed to the both the north and south elevations.

The building would primarily be used for the storage of agricultural machinery such as tractors, telehandlers, all terrain vehicles, seed drills and crop sprayers amongst other machinery as well as seed and fertiliser.

ASSESSMENT

Under the provisions of Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, Prior Notification of the development must be submitted to the LPA for consideration as to the siting, design and appearance of the development. The LPA must thereafter issue a decision as to the requirement for prior approval of the development within 28 days of the receipt of the application.

Part 6, Class A states that:

'PART 6

Agricultural and forestry

Class A - agricultural development on units of 5 hectares or more

Permitted development

A. 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.

Development not permitted

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

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in paragraph

D.1(2)(a) of this Part;

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the

storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

(j) it would involve excavations or engineering operations on or over article 2(4) land which are (Page 112 of 284)

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building; or

(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

Conditions

A.2— (1) Development is permitted by Class A subject to the following conditions—

(a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

(b) where the development involves—

(i) the extraction of any mineral from the land (including removal from any disused railway embankment); or

(ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;

(c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

(2) Subject to sub-paragraph (3), development consisting of—

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

(b) the formation or alteration of a private way;

(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or

(d) the placing or assembly of a tank in any waters,

is permitted by Class A subject to the following conditions—

(i) 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, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;

(ii) the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;

(iii) the development must not begin before the occurrence of one of the following—

(aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(bb) 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; or

(cc) the expiry of 28 days following the date on which the application under subparagraph

(2)(ii) 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;

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

(aa) 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; and
(bb) 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 sub-paragraph (iv)(aa) 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;
(v) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—
(aa) where prior approval is required, in accordance with the details approved;
(bb) where prior approval is not required, in accordance with the details submitted with the application; and
(vi) the development must be carried out—
(aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;
(bb) 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 (d)(ii).

(3) The conditions in sub-paragraph (2) do not apply to 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.

(4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).

(5) Where development consists of works for the erection, significant extension or significant alteration of a building and—

(a) the use of the building or extension for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and

(b) planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building or extension for the purposes of agriculture within the unit permanently ceased, then, unless the local planning authority have otherwise agreed in writing, the building or, in the case of development consisting of an extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.

(6) Where an appeal has been made, under the Act, in relation to an application for development described in sub-paragraph (5)(b), within the period described in that paragraph, that period is extended until the appeal is finally determined or withdrawn.

(7) Where development is permitted by Class A(a), within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.'

Based on the information provided, the local planning authority is satisfied that the replacement building is reasonably necessary for the purposes of agriculture within the unit. The existing storage building is in a relatively poor condition and is not secure, being open to the front; it is not deemed worthy of retention. It is worth noting that an agricultural prior approval application was previously granted in March 2005 for a replacement purpose-built storage building in this location, however this was never implemented and the permission expired.

The proposed building is considered to comply with relevant permitted development criteria as set out under Class A.1 as noted above. As such, and as set out under conditions A.2. (2) (i), the developer must apply to the local planning authority as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

The proposed building would replace a group of existing storage buildings and grain silos and would be sited amongst a group of existing buildings. Whilst the replacement building would be larger and taller than the existing buildings to be replaced, to a certain extent it would be relatively well screened in views from Turners Hill Road by the adjoining building to the east that was erected in 2021. There are no public rights of way within the immediate vicinity of the site and as such the proposal is considered to have limited visibility from public vantage points. The replacement building would be sited by an existing vehicular access thereby reducing the need for any additional vehicular access routes.

Detailed plans have been provided indicating that the proposed building, whilst significantly larger in footprint than the adjoining building to the east, would have a similar appearance, with anthracite grey profiled sheeting to the walls and roof, together with timber cladding. The building would have the appearance of a modern agricultural building, and when viewed against adjoining buildings, is not considered to detract from the visual appearance and character of the rural area or wider landscape of the High Weald AONB.

As such, it is considered that prior approval is not required in respect of the siting, design and external appearance of the building and that the development can proceed in accordance with the submitted details.

PLANNING BALANCE AND CONCLUSION

It has been satisfactorily demonstrated that the erection of the building is reasonably necessary for the purposes of agriculture and complies with the requirements of Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Furthermore, the siting, design and external appearance of the building are considered appropriate and should not detract from the visual appearance and character of the rural area or wider landscape of the High Weald Area of Outstanding Natural Beauty.

It is therefore considered that the proposal is permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is not required and the development can therefore proceed in accordance with the submitted details.

Decision: Prior Approval Is Not Required

Case Officer: Deborah Lynn