

2605 Planning Statement

Relocation of Agricultural Shed at Greentree Farm, High Street, Balcombe RH17 6JZ

On behalf of Greentrees Barn Ltd

Planning Portal Reference: PP-14810086

April 2026



View of Existing Shed at Greentree Farm

1. This statement is submitted in support of a prior approval notification by Greentrees Barn Ltd for the re-location (removal and erection) of an existing agricultural shed at Greentree Farm, Balcombe RH17 6JZ. The shed was originally erected lawfully as set out under DM/18/3788.
2. The shed is 9m x 18m in plan and 4m high as set out on the accompanying drawings.
3. It has an area of 162sqm
4. The relocated shed is to be set on a concrete pad, with blockwork up to a height of 1m above ground level. The walls above are corrugated metal coloured green. The roof is corrugated metal to match the walls. There are windows to the long north elevation and a roller shutter to the west. It is agricultural in appearance.
5. The shed is to be located to the north of an existing farm track, positioned behind mature trees, reducing its visual impact from general view.

6. It is located more than 25m from any classified or trunk road.
7. The land is not a scheduled monument and does not contain a listed building.
8. The shed is required for the storage of agricultural machinery and equipment. The estate is 180 acres (72.8 hectares) with approximately 60% forest and 40% arable grass land. Large machinery is required to maintain the estate. Some of the forest is SSI and subject to a woodland management programme. A growing herd of 41 red deer are farmed on the property. The grass land is grown and cut for silage for the Lodgelands dairy farm on Crawley Lane a mile south of the estate.
9. The shed is currently located at the edge of a car park for a Wedding Venue on the farm. This increases the number of people in the proximity of farm equipment and requires careful management during events.
10. It is proposed to relocate the shed away from the general guest and visitor area of the farm to a more suitable location within the estate to ease working during events and reduce risk of interactions.
11. The area to be vacated by the shed is to be returned to an area of hard standing, as it was before the shed was constructed.
12. This application is to confirm that the relocation of this agricultural shed (demolition and erection thereof) falls under Schedule 2 part 6 Class A of the General Permitted Development Order (GPDO) 2015 which states that a building for agricultural storage use of less than 1500sqm can be erected on Agricultural or Forestry holdings greater than 5 hectares where reasonably required for the purposes of agriculture.
The proposed structure of 162 sqm is required for storage of farm equipment and well under the area threshold. There is no cumulative area impact to be considered from previous development under this GPDO. Given the estate is significantly larger than 5 hectares we believe that the proposed shed relocation is in keeping with its setting and can be built under the permitted development guidance as noted.