

10 March 2026

Dear Mr. Clarke,

Proposed CLEUD for erection of agricultural barn, Millward Yard, Pickwell Lane, Bolney, RH17 5HR.

I refer to the above site and previous correspondence with you regarding the site. I refer to your email dated 13th August 2025 which stated;-

"From the Council's informal pov (and not having visited the site in some years) the barn would be potentiality lawful with solely an agricultural use, the remaining stables would be lawful (and potentially exempt from any enforcement action) and the wider use of the land would be for agriculture. As noted in the appeal decision, grazing of horses could be considered agricultural, but noting your clients intentions it would seem that full planning permission (incl cou of the land) would be required and would agree that obtaining pre-application advcie before progressing further is advisable."

My client has looked further into the history of the site. The refused application for resiting the barn (DM/17/1722) is important. This was refused on the 30/10/2017. In the delegated report it stated the barn as erected was 0.5mts higher than the barn approved under Prior Approval in Funerary 2014. It also included a first floor; new substantial openings and roof lights and was therefore built materially different to the previous approval.

However, the current barn was erected in 2018. This is an Oak Framed barn, although located in the position of the 2014 Prior Approval, it has been erected materially different to that consent, especially as it partly includes a first floor. Plans of the current barn are attached.

A Freedom of Information search in February 2017 confirmed the barn as erected at that time had been turned 90 degrees.

The current barn was re-erected, as now existing, in 2018. I have attached two affidavits confirming work being carried out at the time and an invoice for roof materials. The barn has now existed for nearly 6 years and used for storage of hay/straw (see photos).

In view that the barn has been erected for more than four years, it is considered CLEUD for this agricultural barn should be granted.

If you wish to make a site visit, please let me know, as the site is locked for the majority of the time.

David Collins

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