

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1526	Case Officer:	Caroline Grist
Application Type:	Agricultural Prior Not. - Road		
Proposal:	Proposed agricultural trackway linking Warninglid Lane to the principal field parcels and operational parts of the holding,		
Site:	Land South Of Eastlands Park Farm, Warninglid Lane, Warninglid, Horsham, West Sussex, RH13 6NY, ,		
Validation Date	18 Jun 2026	Overall Expiry Date:	
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval Is Not Required	Recommendation Date:	13 Jul 2026
Target Date:	16 Jul 2026	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	14 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1526

Land South Of Eastlands Park Farm, Warninglid Lane, Warninglid, Horsham, West Sussex, RH13 6NY,

**Proposed agricultural trackway linking Warninglid Lane to the principal field parcels and operational parts of the holding,
Mr Hollamby**

LETTERS OF REPRESENTATION

None received.

SUMMARY OF CONSULTEES

None received.

INTRODUCTION

The application is to determine if prior approval is required for an agricultural trackway linking Warninglid Lane to the principal field parcels and operational parts of the holding, at Eastlands Park Farm, Warninglid Lane, Warninglid, RH13 6NY.

SITE AND SURROUNDINGS

The site is located within the countryside and High Weald Area of Outstanding Natural Beauty. It is within an agricultural unit, with a group of buildings to the north that includes the farmhouse. There is an existing access from Warninglid Lane, a classified road to the east, that also connects to a private road. To the north of the site is The Round House, which is a Grade II listed building.

The application site is predominantly undeveloped. Most of the route comprises informal routeways between the fields, other than the most eastern section which has a more formalised route to accommodate the current construction traffic associated with prior approval application DM/24/1902. The lands levels are uneven across the route, with some parts on higher land than others and surrounding fields increasing or falling away to each side.

It should be noted that, approximately, the most western third of the application lies within Horsham District. The agent has been notified of this during the course of the application, as permission will need to be obtained from Horsham for the works within their area.

APPLICATION DETAILS

The proposal seeks to create an agricultural trackway linking Warninglid Lane to the principal field parcels and operational parts of the holding that would have a total length of some 1,125 metres. It is to be some 3.5 metres wide and constructed from compacted chalk with recycled planings on top.

The supporting statement sets out:

'The site forms part of the Eastlands Park Farm agricultural unit, previously described to the Council as a 600-acre farm estate. The Council has also accepted under DM/24/1902 that the wider enterprise includes existing arable and grass production, the proposed reintroduction of livestock, and a lake approved for water resilience.'

The proposed trackway is reasonably necessary for agricultural purposes, as it creates a continuous east-west internal route linking Warninglid Lane to the principal field parcels and operational parts of the

holding, thereby forming a single working farm unit. The enterprise is moving from reliance on a single agricultural output to a mixed arable and livestock system, and that change requires a more reliable internal route structure than arable use alone can provide. Without a continuous internal artery, the holding functions as a series of separate parcels reached via fragmented, weather-dependent routes, reducing operational efficiency and constraining the farm's ability to manage the land as a single coherent agricultural enterprise. The proposed trackway formalises sections of existing access and connects them with a new linking section, enabling the farm to operate as a single resilient unit.

That need is reinforced by the practical requirements of livestock husbandry and feed distribution. The farm must be able to move stock safely between fields, deliver feed and bedding to where they are required, and carry out routine husbandry and checks throughout the year without repeatedly trafficking across soft ground or relying on temporary field routes that become unsuitable in wet periods. A defined agricultural track, 3.5 metres wide and approximately 1,125 metres long, provides the continuity and carrying capacity required for those day-to-day agricultural movements. It concentrates traffic onto a single engineered route intended for agricultural use, reducing dispersed vehicle movements across the holding and limiting avoidable ground damage elsewhere. In operational terms, the track is not an optional convenience but basic agricultural infrastructure required to support the holding's mixed arable and livestock system'.

POLICY CONTEXT

The proposal falls to be assessed against Part 6, Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):

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 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.

ASSESSMENT

In order to benefit from the above prior notification process and be considered permitted development, the local planning authority must be satisfied that the proposed works "are reasonably necessary for the purposes of agriculture within that unit."

From the planning history of the site, submitted information and observations made during the Case Officer's site visit, it is considered that the land is in agricultural use and there is no evidence to the contrary to suggest that the track would be used for any purpose other than agriculture. The proposal would not relate to alterations to a dwelling, create a new building and does not exceed the height of 3.0 metres. Furthermore, the track is not within 25m of a highway.

The existing route has varying levels of finish, from the section where the nearby construction is taking place to sections that have occurred through vehicles driving over grass. It passes along the edges of existing field boundaries, where crops are present within the fields. It was also observed during the site visit that other routes appeared to connect to this access and the proposed trackway would cross different land levels. There is an existing access closest to Warninglid Lane and the track would connect to a more formalised route at the western end. It is considered that the proposed trackway would improve the level of access across the farm and provide a more dependent track than the existing situation.

Additionally, whilst part of the development would be within 400 metres of the curtilage of a protected building, none of the works would result in the accommodation of livestock. They would also not relate to 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.

CONCLUSION

It has been satisfactorily demonstrated that the proposal is reasonably necessary for the purposes of agricultural and complies with the requirements of Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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: Caroline Grist