

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0890	Case Officer:	Peter Davies
Application Type:	Prior Not. - Agric. to Flexible Use		
Proposal:	Change of use of existing barn (former cow shed) to B8 storage use.		
Site:	Agricultural Storage Barn, Wick Farm House, Truslers Hill Lane, Albourne, West Sussex, , ,		
Validation Date	8 Apr 2026	Overall Expiry Date:	7 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval is Granted	Recommendation Date:	1 Jun 2026
Target Date:	3 Jun 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	2 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0890

**Agricultural Storage Barn, Wick Farm House, Truslers Hill Lane, Albourne, West Sussex, ,
Change of use of existing barn (former cow shed) to B8 storage use.
Mr Rick Fieldwick**

SUMMARY OF REPRESENTATIONS

No third-party representation letters have been received in respect of this application.

SUMMARY OF CONSULTEES

WSCC Highways

No objection.

Environment Agency

No objection subject to condition should unidentified contamination be found.

MSDC Contaminated Land

No objection subject to condition should unidentified contamination be found.

MSDC Environmental Protection

No objection subject to conditions.

MSDC Drainage

No objection.

MSDC Ecology

No objection subject to conditions.

PARISH COUNCIL OBSERVATIONS

Should grant permission.

INTRODUCTION

This application seeks a determination under the prior notification procedure as laid out under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a change of use of an agricultural building to B8 Storage use at Wick Farm House, Truslers Hill Lane, Albourne.

RELEVANT PLANNING HISTORY

DM/23/2382 - Replacement of one existing barn and the erection of a second barn. Change of use to class B8 storage and distribution use (Amended plans and planning statement 23/04/2024). Permission.

SITE AND SURROUNDINGS

The application site is located to the west off Truslers Hill Lane, down a single lane access track which serves a number of existing dwellings and the fishing lake. The site is located to the south of the Grade II Listed Building Wick Farm House, with the residential dwelling, The Granary to the north east, with Honeybourne Farm and the Stables to the east, with agricultural buildings to the south east and an area of hard standing, access road and Oatfield Cottage beyond to the south.

The application site is designated within the Mid Sussex District Plan as being within the Countryside, in addition the woodland to the west is designated as ancient woodland, with the boundary to Horsham District Council located approximately 50 metres to the west of the application site.

APPLICATION DETAILS

This application seeks a determination under the prior notification procedure as laid out under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a change of use of an agricultural building to B8 Storage. The existing building consists of a gross external floor space of 329.175 sq m, and the application is to convert all of the building. The access is to be via the existing private track that serves the nearby dwellings with the area of hardstanding on the south side of the building is to be used for parking.

LEGAL FRAMEWORK

Under the provisions of Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Prior Notification of the development must be submitted to the Local Planning Authority for consideration as to the transport and highways impacts of the development; noise impacts of the development; contamination risks on the site; and flooding risks on the site.

The proposal will be tested against the relevant criteria of Schedule 2, Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

Permitted development

R. Development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use—

(a) falling within one of the following provisions of the Use Classes Order—

(i) Class B2 (general industrial) of Schedule 1;

(ii) Class B8 (storage or distribution) of Schedule 1;

(iii) Class C1 (hotels) of Schedule 1;

(iv) Class E (commercial, business or service) of Schedule 2; or

(v) Class F.2(c) (outdoor sport or recreation) of Schedule 2; or

(b) for the provision of agricultural training.

Development not permitted

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

(a) the building was not used solely for an agricultural use as part of an established agricultural unit—

(i) on 3rd July 2012;

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

(iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins;

(b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 1,000 square metres;

(c) the site is, or forms part of, a military explosives storage area;

(d) the site is, or forms part of, a safety hazard area; or

(e) the building is a listed building or a scheduled monument.

Conditions

R.2 Development is permitted by Class R subject to the following conditions—

- (a) a site which has changed use under Class R may, subject to paragraph R.3, subsequently change use to another use falling within one of the use classes comprising the flexible use;
- (b) for the purposes of the Use Classes Order and this Order, after a site has changed use under Class R the site is to be treated as having a sui generis use;
- (c) after a site has changed use under Class R, the planning permissions granted by Class E of Part 7 of this Schedule apply to the building, subject to the following modifications—
 - (i) "curtilage" has the meaning given in paragraph X (interpretation) of this Part;
 - (ii) any reference to "office building" is to be read as a reference to the building which has changed use under Class R;
- (d) where the site is to be used for general industrial purposes within Class B2, it must only be used for the processing of—
 - (i) raw goods, excluding livestock, which are produced on the site and are to be sold on the site, or
 - (ii) raw goods mentioned in paragraph (i) together with goods ancillary to the processing of those raw goods.

R.3— (1) Before changing the use of the site under Class R, and before any subsequent change of use to another use falling within one of the use classes comprising the flexible use, the developer must—

(a) where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit does not exceed 150 square metres, provide the following information to the local planning authority—

- (i) the date the site will begin to be used for any of the flexible uses;
- (ii) the nature of the use or uses; and
- (iii) a plan indicating the site and which buildings have changed use;

(b) where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit exceeds 150 square metres, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (i) transport and highways impacts of the development;
- (ii) noise impacts of the development;
- (iii) contamination risks on the site; and
- (iv) flooding risks on the site,

and the provisions of paragraph W (prior approval) apply in relation to that application.

(2) Subject to sub-paragraph (3), development under Class R of the type described in paragraph R.3(1)(b) must begin within a period of 3 years starting with the prior approval date.

(3) Where, in relation to a particular development under Class R of the type described in paragraph R.3(1)(b), planning permission is granted on an application in respect of associated operational development before the end of the period referred to in sub-paragraph (2), then development under Class R must begin within the period of 3 years starting with the date that planning permission is granted.

(4) For the purposes of sub-paragraph (3), "associated operational development" means building or other operations in relation to the same building or land which are reasonably necessary to use the building or land for the use proposed under Class R.

Interpretation of Class R

R.4 For the purposes of Class R, "flexible use" means use of any building or land for a use falling within the list of uses set out in Class R and change of use (in accordance with Class R) between any use in that list.

ASSESSMENT

According to the application form:

The application consists of a change of use of an agricultural building to B8 Storage use.

The use of the site was solely for agricultural use as part of an established agricultural unit on 3 July 2012.

The total combined floorspace in the building exceeds 150 sqm but not 1000 sqm.

None of the land is within the excluded definitions of the legislation.

On this basis, there is no conflict with R and R.1. In respect of the conditions listed in R.2, these are noted. In respect of condition R.3(a), this does not apply. In respect of condition R.3(b), the following assessment is made:

Transport and highways impacts

The application has been accompanied by a transport statement, which has been assessed by the Local Highway Authority. The Local Highway Authority has raised no objection to the proposal on highway safety or capacity grounds. No alterations are required to the access which is considered to be suitable. Parking provision is considered acceptable and the additional trips that could be generated as a result of the change of use can be accommodated into the local highway network without adverse impact. Overall, it is not considered that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the highway network.

Noise impacts of the development

The nearest dwellings are 18 metres and 43 metres away from the application building which share the same access. The Council's Environmental Protection team have been consulted on the application who have raised no objection to the proposed hours of operation along with recommending conditions. A pre-commencement condition has been agreed requiring information to demonstrate the noise rating of plant and machinery is of an acceptable level. A condition for restricting hours of use, deliveries, loading and unloading are to be restricted as well as requiring further information should external lighting be installed to avoid harm to neighbour amenities.

Taking into account the above the proposal would be acceptable in terms of its noise impacts with the recommended conditions.

Contamination risks on the site

The Council's Contaminated Land Officer has reviewed the application in terms of potential contamination risks. No objection is raised to the proposal in this respect subject to a condition should contamination be found.

The Environment agency have commented on the application with no objection recommending a similar worded condition.

Taking into account the above the proposal would be acceptable in terms of contaminated land impacts with the recommended condition.

Flooding risks on the site

The site is located within Flood Zone 1 and is at very low risk of flooding from surface water. The Council's Drainage consultants have raised no objection on the proposal with drainage managed via Building Regulations as necessary.

Other Matters

A Preliminary Ecological Appraisal and Preliminary Roost Assessment were submitted as part of the application. The Council's Ecology consultants have commented on the application and have raised no objection to the proposal subject to works being carried out in accordance of these appraisals. The proposal would therefore be acceptable in terms of ecology impacts.

CONCLUSION

Based on the above assessment, it is considered that the proposal is permitted development under Schedule 2, Part 3, Class R 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 Granted

Case Officer: Peter Davies