

Decision Assessment

0610 Eastlands Farm Prior Approval Part 6 Class A

June 2026

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1 Introduction

- 1.1 The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 6 Agriculture and forestry (GPDO), Class A agricultural development on units of 5 hectares or more allows the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more of any excavation or engineering operations which are reasonably necessary for the purposes of agriculture within that unit. This statement details the intended works to form a dedicated agricultural private way at Eastlands Park Farm, Warninglid Lane, Warninglid, Horsham, RH13 6NY.
- 1.2 Condition A.2(2) of the GPDO requires that this application is made to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and means of construction of the private way.
- 1.3 As required by paragraph A.2(2), this statement provides a written description of the proposed development and the materials to be used. The submitted drawings detail the location and nature of the private way. The local planning authority now have 28 days from receipt of this application to make their determination as to whether prior approval is required or not.

2 Agricultural justification

- 2.1 The works comprise an internal agricultural private way measuring 1,125 m in length and 3.5 m in running width. The trackway will be constructed from 200 mm compacted chalk with 100 mm recycled planings in one continuous operation
- 2.2 Class A operates as a gateway provision. Where land is used for agriculture and the development is reasonably necessary for that purpose within the agricultural unit, the works are permitted by statute and fall outside ordinary planning control. 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.
- 2.3 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.

- 2.4 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.
- 2.5 Class A imposes no numerical limit on the length of a private way; necessity is assessed functionally. The route follows field edges and internal farm corridors, serving agricultural land while minimising the severance of productive fields. It does not introduce a domestic, leisure or commercial access.
- 2.6 The proposed 3.5 m width is proportionate to modern agricultural machinery and to safe farm operations. The use of compacted chalk and recycled planings is a functional agricultural specification, and the works remain at ground level.
- 2.7 The proposed trackway is reasonably necessary to facilitate agricultural management at Eastlands Park Farm. It is proportionate in scale and design, serves no alternative purpose, and enables efficient access to agricultural land and infrastructure. The development therefore benefits from permitted development rights under Class A of Part 6 of the GPDO, subject to the prior notification procedure.

3 Conformity with Part 6, Class A

- 3.1 Paragraph A.1 explains the development not permitted under Class A. Conformity is proven below.

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;
- 3.2 Compliant: The trackway is within an agricultural unit exceeding 5 hectares and the land served by the works is not a separate parcel below the 1-hectare threshold.
 - (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit where development under Class Q or S of Part 3 has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;
- 3.3 Compliant: The proposal is not the erection or extension of a building.
 - (c) it would consist of, or include, the erection, extension or alteration of a dwelling;
- 3.4 Compliant: The proposal is not for a dwelling.
 - (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;
- 3.5 Compliant: The works form an agricultural private way designed for farm access.
 - (e) the ground area which would be covered by any works or structure for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres, or any building erected, extended or altered by virtue of Class A would exceed 1,500 square metres;
- 3.6 Compliant: The proposal is a private way and does not provide a building or structure for accommodating livestock, plant or machinery.
 - (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;
- 3.7 Compliant: The works are at ground level only.
 - (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;
- 3.8 Compliant: The works are at ground level only.
 - (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
- 3.9 Compliant: The proposed works are not 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 excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where it is, or would be, within 400 metres of the curtilage of a protected building;
- 3.10 Compliant: The proposal is a private way and is not for the accommodation of livestock or the storage of slurry or sewage sludge.
- (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;
- 3.11 Compliant: The proposal is not connected with fish farming.
- (k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system would be used for storing waste or fuel not produced on the unit, or would be within 400 metres of the curtilage of a protected building;
- 3.12 Compliant: The proposal is not a building and does not relate to a biomass boiler or anaerobic digestion system.
- (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.
- 3.13 Compliant: The proposal is not the erection or extension of a building and does not affect a scheduled monument.
- 3.14 The assessment above proves the proposal is permitted development. Explained at paragraph A.2(2), the local planning authority now have 28 days following the date of receiving this prior approval notification.

4 Summary

- 4.1 The GPDO grants planning permission for certain classes of development subject to meeting specific conditions and circumstances set out within the Order. If a proposal meets these requirements, then the proposal can be considered to be permitted development as it would benefit from planning permission by reason of Article 3(1) of the Order.
- 4.2 The proposal would fulfil the requirement set out in Part 6 Class A because it is required for the purposes of agriculture.

