



Arun District Council
 Maltravers Road
 Littlehampton
 West Sussex BN17 5LF
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www.arun.gov.uk

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	
Street Record	
Address Line 1	
Address Line 2	
Address Line 3	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)

Description

Field between the A259 Charles Purley Way and the public footpath.

Applicant Details

Name/Company

Title

Miss

First name

Robyn

Surname

Rees

Company Name

Flansham Farm Ltd

Address

Address line 1

Hoe Barn Stables

Address line 2

Hoe Lane

Address line 3

Town/City

Flansham

County

West Sussex

Country

Postcode

PO22 8NS

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
- ☐ An extension
- ☐ An alteration

Please describe the type of building

Construction of 2 agricultural barns with monopitch roofs and a concrete yard for storage of hay and straw and farm machinery, under prior approval for agricultural/forestry use buildings.

Barns will be 24m by 10m each, with height of roof at eaves at 3m. Will be walled 3 sides with concrete panels to 1.5m and yorkshire boarding above. One long side of each barn will be left open. A 15m concrete yard will join the two open sides, to allow for movement of a telehandler in the winter to shift hay and straw.

Please state the dimensions of the building

Length

24metres

Height to eaves

2.5metres

Breadth

10metres

Height to ridge

3metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete panels to 1.5m on 3 sides (of both buildings)
Yorkshire boarding above
One long side of both buildings will be open

External colour

Concrete and wood

Roof

Materials

Fibre cement sheets

External colour

Grey

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
☒ No

Would the ground area covered by the proposed building exceed:

- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ☐ Yes
☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ☐ Yes
☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ☐ Yes
☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

65.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

50

Months

12

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The land extends to 65 hectares and currently has no agricultural buildings. In recent years, the land has mainly been used to grow combinable crops with any straw and grain being taken away and stored on other farms. The holding is now being farmed by a younger family member and the enterprises now include combinable crop production and grass with a livestock grazing enterprise, production of hay for feeding to livestock and for sale and the sale of straw.

The buildings will be required for the storage of hay and straw from the fields and for the storage of farm machinery and equipment – tractor, telehandler, baler, hay turner, trailers.

The buildings will enable the farm to be more financially viable as currently it is paying for the storage of over 110 bales of hay a year and over 225 bales of straw.

Some hay and straw has had to be sold directly off the field at points in the year where prices are at their lowest. Machinery also deteriorates and depreciates much more quickly if not stored in buildings in the winter months.

Is the proposed development designed for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

The buildings are open sided, mono pitched buildings, designed to allow for the best utilisation of space within the 3 metre height restriction. It will allow for the storage of 364 bales of hay/straw in one barn and the storage of tractors, telehandlers and other agricultural machinery in the other. An area of concrete between the buildings gives a hard surface for access to the buildings for hay, straw, machinery in the winter months without creating a muddy mess and damaging the ground.

The site has been chosen to utilise an existing access and hard track from the A259 and to prevent the use of a public footpath/track for heavy farm machinery.

It also utilises a smaller, awkward field on the farm which has limited agricultural use and allows good security which is important as there have been problems with trespassing and vandalism on the farm. An existing tree line will screen the buildings from the public footpath.

Does the proposed development involve any alteration to a dwelling?

☐ Yes

☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

☒ Yes

☐ No

What is the height of the proposed development?

3.0

Metres

Is the proposed development within 3 kilometres of an aerodrome?

☒ Yes

☐ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Robyn Rees

Date

12/10/2026