# Development Management – Delegated Officer Report

**Application Number: NOTICE/0021/25** **Recommendation – PRIOR APPROVAL NOT REQUIRED**

**Site:** **Agricultural Land South East Of Loose Lane And South Of Test Road, Sompting**

**Proposal:** **Application for Prior Notification of agricultural development for new storage building**

**Date of site visit:** 12 November 2025

**Neighbours checked:** N/A

**Additional neighbour notifications**: N/A

**Site and Surroundings**

The application site relates to agricultural land to the south of Test Road. The land forms part of the larger Sompting Estate and is not considered to be a separate parcel of land, which is defined as being separated by land in different ownership, or by a public highway, for example. In this case, the application site is not separated by land in different ownership as it forms part of Titch Hill Farm, which is owned and managed by Sompting Estate.

The site is accessed via existing metal gates and a laid trackway. The site has been utilised for a number of years as a yard and storage facility but is now a community farm.

**Proposal**

The application seeks prior approval for the siting of a shipping container on a new hard surface for storage of beekeeping equipment and to provide a space for beekeepers to change and shelter from the weather when necessary. The container will measure approximately 6.1m in length and 2.4m in width, with a height of approximately 2.89m. The building will be finished in a dark green colour.

A supporting Agricultural Statement submitted with the application explains:

"*The Fen Farm's production and processing includes vegetables, fruits, chillis, and produce made from them, and will include nuts as well as top fruits from the 9-acre community orchard site as well as honey from the Fen Farm's hives. The Fen Farm currently has 5 beehives which were on site, though they are currently offsite pending the prior approval of the proposed development to give a safe-to-access hard surface beneath and around them. The area is currently hazardous to access due to nettles brambles etc.*

*The permeable hard surface is preferred to herbicide for environmental reasons and for lasting safe operation where otherwise trip hazards and holes will inevitably recur. The steel container is required as a vermin (wax moth and rodent) proof seasonal storage for beehive supers and wax (top boxes). The wax-filled supers are flammable and given the history of arson on the site (including destruction of a yurt), the supers must be in a secure and fireproof environment.*

*The container will also be used for storing collected honey, bee suits and apiary equipment. Beekeepers and trainees (volunteers) will change into and out of suits in the container, and in showery or hot weather it may also be used as a refuge for volunteers from the rain or heat*."

**Relevant Planning History:**

AWDM/2022/20 -The installation of three shipping containers and a disabled access toilet used as a temporary base for volunteer activities by Sustainable Sussex and the Ouse & Adur Rivers Trust's 'EPIC Project' on land to the south of Test Road and provision of 6no. car parking spaces and 6no. cycle spaces - approved

NOTICE/0035/22 - Application for Prior Notification of agricultural development for proposed Poly tunnel for agricultural use – approved

AWDM/0534/23 - The erection of a Mongolian Yurt - approved

**Consultations:**

**Sompting Parish Council:** No comments received

**Representations:**

None received.

**Relevant Planning Policies**

Adur Local Plan 2017 Policies 10, 13, 33
National Planning Policy Framework 2024

**Planning Assessment**

The application is made under the Prior Approval procedure, and the consideration is restricted to the limitations, restrictions and conditions set out in respect of Class A, Part 6, Schedule 2 of the GPDO 2015, as amended.

**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 consisting of the erection of a building is permitted provided it meets the various criteria set out in this Class, subject to the condition that the developer before beginning the development, applies 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.

a) The development would not be carried out on a separate parcel of land forming part of the unit which is less 1hectare in area.
b) Neither Class Q nor Class S rights have been exercised on the relevant unit.
c) It does not involve the development of a dwelling.
d) The proposed buildings and works are designed for agricultural purposes.
e) The ground area covered by the works and the buildings is less than 1,000m2.
f) The site is approximately 3km from an aerodrome, however the building measures less than 3m in height.
g) The height of the building does not exceed 12m.
h) No part of the development would be within 25 metres of a metalled part of a trunk road or classified road.
i) The proposed building is not intended to be used for the housing of livestock.
j) The development does not relate to fish farming.
k) The building would not be used for storing waste from a biomass boiler or an anaerobic digestion system, or for fuel not produced on land within the unit.
(l) The building is not within the curtilage of a scheduled monument

**Assessment**

The proposed building will be a steel shipping container, green in colour.

It will sit parallel and below the top of a hedge on the west side of the field and is reasonably well screened. It is separate from the cluster of other buildings (including another shipping container) within the farm which are further north and closer to the farm entrance. This proposal will be some 230m from the entrance and, despite it not being close to existing farm buildings, given its reasonably discreet location, it is not considered that the building will be unduly intrusive in the wider landscape.

As such, prior approval is not required.

**Recommendation**

**Prior Approval is not required**

Case Officer: Peter Barnett Date: 19 November 2025

Authorised by: Jo Morin Date: 19.11.2025