Agricultural Statement

Prior Notification under
Town and Country Planning (General Permitted Development) Order 2015
(As amended), Schedule 2, Part 6, Class A

Proposed agricultural barn

At

Nuthurst Farm, Nuthurst Street, Nuthurst
Horsham, West Sussex, RH13 6LH

on behalf of

Mr. T. Martin

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1. Background

1.1 The applicant has owned and farmed land at Nuthurst Farm, Nuthurst Street since 2014 with some 135 acres being owned. The applicant is also tenant farmer to a further 200 acres.

1.2 Whilst the site currently has a range of purpose-built agricultural buildings at the site a need has arisen for the storage of hay/straw and supplemental feed bags for the livestock at the farm. One bay of the barn will be used purely for the storage of agricultural machinery.

1.3 To meet the needs of the applicant's farming enterprise, the applicant applied for a straw store which was permitted under application ref: DC/19/1609. This building was erected and has been in use for more than 2 years. The building is to the north west of where the proposed building will be sited. Many of the other buildings on the farm are used for housing livestock with limited storage for feed and machinery which has resulted in machinery being stored outside, vulnerable to the elements and theft. Wrapped plastic bales are currently stored where the proposed barn is to be located. The farmhouse which the applicant purchased in 2017 is Grade II listed and so in the interests of protecting this heritage asset the proposed siting at the other end of the complex helps to maintain the setting of this.

1.4 The planning history has already been provided within the supporting Planning Statement.

Proposal

1.5 This prior notification proposes the erection of secure store totalling 223.2m² for the purposes of storing hay, feed bags and agricultural machinery. There are already a range of purpose-built agricultural buildings at the site. A majority are used for housing livestock with there limited storage for both hay and machinery.

1.6 The applicant purchased the land and buildings in 2014 and subsequently purchased the house in 2017. The new barn is proposed in materials that match the existing structures. A primary aim is to move away from bagged/plastic wrapped bales which is unsustainable but requires them to be kept undercover with suitable ventilation.

2. "**Reasonably Necessary" test**

2.1 In support of this, it is confirmed that the size of the property comprises an area owned of 135 acres and a further area of rented land of 200 acres, thus totalling 335 acres. This land is occupied by a herd of beef cattle, consisting of 80-90 suckler cows with 70 yearling cattle and 70 calves (230 total). There is also a breeding ewe flock totalling 160 ewes and 240 progenies (400 total).

2.2 It is emphasised that no harm to ecological features such as trees or hedgerows would be caused by this proposal. Furthermore, as it would be accessible directly from the existing access track, there would not be a requirement for associated hardstanding to the building's entrance opening as the existing is sufficient.

2.3 The proposed development would facilitate agricultural equipment and hay/bedding and feed bags being kept there to be made available as and when required, rather than being moved from other parts of the farm or there being a continued reliance on wrapped bales, which as already mentioned has an environmental impact through the plastic waste that is generated.

2.4 The machine store will accommodate trailers, hay turners, hay rake, dung spreader and a mower together with various other equipment in association with the enterprise. The agricultural machinery is currently stored in the open as shown in the photographs below, where it is unsecure and vulnerable to theft as well as deterioration from the elements. There is a public footpath running though the field where it is currently positioned. The equipment has a value of £70,000 and should therefore be kept more securely. As such, the barn is reasonably required for agriculture.

	
Equipment currently stored in the open	Equipment currently stored in the open
	
Existing bales stacked in the location of the proposed barn and overhead power cables which the building needs to be sited beyond.	

3. The GDPO requirements

The criteria specifically relate to following:

1) Siting
2) Design
3) Materials

1) Siting

The proposed building will be located to the south east of the farm complex. The building will relate well in terms of accessibility, with the siting not being reliant on a new track being needed. The siting of the building is in part determined by the existing overhead power lines with the building being sited just beyond these. The openings will be on the north western side with two of the bays being open and the third, for the machinery being enclosed with a roller shutter door in order to keep the equipment dry and secure. There will be limited views of the building when factoring the vegetation that exists further east along the serving track. As such, the views from Nuthurst Street will be extremely limited making the building hardly visible from most public viewpoints other than the farm entrance. The building will in any case be amongst the backdrop of other farm buildings.

As already covered, the highway is classified as a 'D road' and is therefore outside the definition of a classified road for GPDO purposes but the barn will be over 25 m away in any case. There are no public rights of way or dwellings in the immediate locality. The listed property to the north will not be affected by the barn. The hardstanding is existing.

2) Design

The design is of standard general purpose agricultural storage building as seen on many other agricultural units. The building will be 18.3m in length, 12.2m in width and 5.88m in height to the ridge with a shallow pitch (4.5m height to eaves). The floor area totals 223.2m² with the barn being accessible from the north west.

The building has been designed to allow through ventilation to help hay dry and with a roller shutter on one bay for security.

3) Materials

The proposed building is a steel portal frame similar to the existing buildings at the farm, more specifically the recent barn constructed opposite to the northwest. The walls of the building will be made from concrete panels on the lower portions and timber spaced boarding, with a grey fibre cement roof, thus reflecting the appearance and general size of the agricultural building granted prior notification under ref DC/19/160. The roof will feature large rooflights with the intention of maximising on natural light and to reduce the need to light the building with artificial lighting.

4. Conclusion

4.1 The applicant has a significant agricultural enterprise of 135ha (335 acres) and requires a separate and secure agricultural storage building for the reasons set out above. There is no further capacity at the farm to meet the need for covered and secure storage, this is evidenced through the bales that are stored in the location where the barn is proposed and other equipment stored in the open. Moreover, the site is naturally screened and so would help to screen the building from any distant views whilst preserving the Grade II listed farmhouse to the north.

4.2 Therefore, as set out above the design and materials of the building are consistent with those of other buildings on the farm. The proposed building will meet the need for a modern and secure storage which is on the basis of the above considered reasonably necessary for the continuing farming business.