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Ref no. 24264/RLS

PLANNING STATEMENT

FOR

PRIOR APPROVAL OF HARD STANDING AND ACCESS TRACK.

AT

CURTIS FARM, GREEN LANE, RUSPER, HORSHAM, RH12 4PP.

January 2024

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Nye Saunders Ltd. registered in England and Wales. Registration number: 7435882.

RIBA Chartered Practice

1.0 Introduction

1.01 This statement accompanies an application for Prior Approval at Curtis Farm, Green Lane, Rusper, Horsham, RH12 4PP

1.02 The application is for hard standing and an access track under Schedule 2, PART 6 - Agricultural and forestry Class A of the Town and Country Planning General Permitted Development Order 2015.

2.0 Site Description

2.01 Curtis Farm is an agricultural holding of approximately 100 acres which forms part of a larger agricultural business farming around 1500 acres locally. The farm is primarily a mixed livestock farm with cattle, sheep, pigs and goats.

2.02 The livestock in the agricultural business generally comprises, between 130-600 cattle, between 1800-5000 sheep, 80-100 pigs and 50 goats.

3.0 The Proposal

3.01 The application is for hard standing and an access track associated with an agricultural building for the quarantine and isolation of sheep and cattle which is being applied for under a separate prior approval application.

3.02 The hard standing and access track will be formed in concrete on a base of MOT type 1.

3.03 This statement should be read in conjunction with the following drawings:

- 24264-E01 Location Plan
- 24264-P01 Proposed Location Plan
- 24264-P02 Proposed Block Plan

4.0 The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 6, Class A – agricultural

4.01 In the following sections we list the criteria for permitted development under the above order with our comments and assessment of whether the criteria has been met in **blue.**

Permitted development

4.02 **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.

The proposed works are within an agricultural holding of 100 acres. **Criteria met**

Development Not Permitted

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

4.03 (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; - the site is not on a separate parcel of land less than 1 hectare in area. **Criteria met**

4.04 (b)it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins; - this application is not for an agricultural building. **Criteria met**

4.05 (c)it would consist of, or include, the erection, extension or alteration of a dwelling; no building is proposed. **Criteria met**

4.06 (d)it would involve the provision of a building, structure or works not designed for agricultural purposes; the proposed hard standing for the purposes of agriculture, to allow access to and manoeuvring of machinery in connection with the proposed agricultural building being applied for separately. **Criteria met**

4.07 (e)the ground area which would be covered by—

4.08 (i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or the proposed hardstanding does not accommodate livestock or plant or machinery arising from engineering operations. **Criteria met**

4.09 (ii)any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part; **not applicable**

4.10 (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; the application is not for a building **not applicable**.

4.11 (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; the application is not for a building **not applicable**.

4.12 (h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road; the proposed hard standing is more than 25 metres from a classified road. **Criteria met**

4.13 (i)it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building the application is not for a building **not applicable**.

4.14 (j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; **not applicable**

4.15 (k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system— **not applicable**

4.16 (i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or - **not applicable**

(ii)is or would be within 400 metres of the curtilage of a protected building; or

4.17 (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. - **not applicable**

Conditions

A.2—(1) Development is permitted by Class A subject to the following conditions—

4.18 (a)where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine; the works applied for are an access track and hardstanding which are not limited by this clause. **Criteria met.**

5.0 Conclusion

5.01 The application is for hardstanding and an access track under Schedule 2, PART 6 - Agricultural and forestry Class A of the Town and Country Planning General Permitted Development Order 2015. The hardstanding and access track are required for the purposes of

agriculture to allow access to an agricultural barn and for machinery to manoeuvre into and out of the barn – the barn is applied for under a separate prior approval application.

5.02 The development and details outlined above set out why the proposed works comply with the provisions of Schedule 2 Part 6 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

5.03 Taking this into consideration, we look forward to your confirmation that the proposed development is Permitted Development and Prior Approval is given within 28 days of receipt of the application.