DH PLANNING CONSULTANCY

Design and Access/planning Statement

TOP PADDOCK FARM

KERVES LANE

HORSHAM

WEST SUSSEX

RH13 6RJ


vendolite
PUSH
Coin
return
vendolite

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INTRODUCTION

1.1 This Planning Statement is presented to Horsham District Council in order to support the above application, submitted on behalf of Ba Richmond & Ga Richmond.

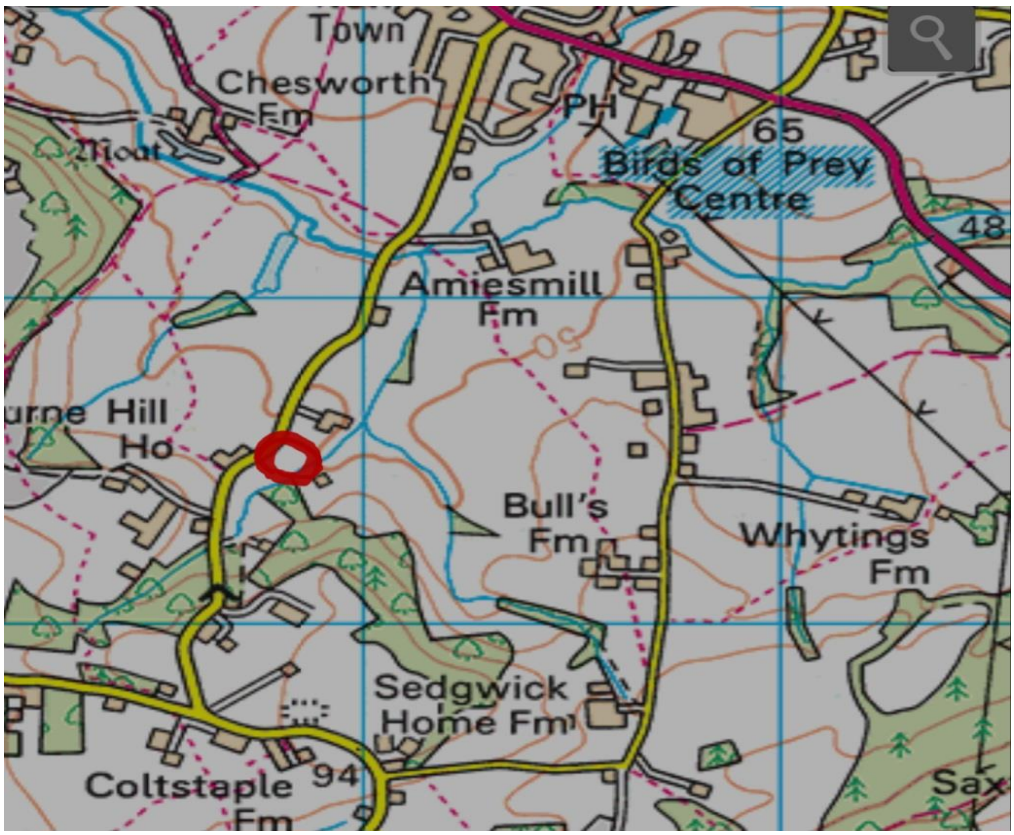
The proposed application is for the change of use of agricultural land and the construction of a new building required to house a farm vending machine at Top Paddock Farm.

1.2 This proposal has been under consideration for a while as the applicants are looking at ways to diversify and to grow the farming business. The application relates to the proposed building and area of land for siting the new

building and parking area, as shown on the accompanying block plan.

1.3 Application site address; Top Paddock Farm, Kerves Lane, Horsham, West Sussex. Rh13 6rj. Access to the site is immediately off to right off the established driveway.

1.4 Location plan.



The Farming Enterprise & Background

2.1 The Farming Enterprise at Top Paddock, the applicants currently have 26 breading cows with their calves, a Bull and 12 heifers being registered for sale. 9 Golden

Guernsey milking goats, also a flock of 26 Ewes with 49 Lambs. The ethos is to be organic and sustainable system of farming that benefits both wildlife and farm.

2.2 Top Paddock extends to 14 acres with a further 48 acres at Dalehurst farm, all land used for grazing. Ba Richmond and Ga Richmond run British White, Sussex and Aberdeen Angus cross Holstein cattle with the ewes being mules.
At the moment the cattle/lambs are sold at market, however the applicants would like to sell their own produce on site to create more revenue for the business. This would also offer a local product to the local community.

2.3 Significant investment has been put into both farms with

Dalehurst purchased in 2016 with the cattle building built in 2017 and the hay and straw barn built in 2019. Top Paddock purchased in 2020 with a hay and straw barn, a polytunnel to house the ewes and a diary building which is under construction with the main shell and roof completed.

Proposed Development

3.1 The applicants would like to install a milk and meat vending machine at Top Paddock Farm, which would provide members of the public with the opportunity to buy farm fresh pasteurised milk and beef/lamb at their convenience. The vending machine would allow the

applicants to sell their produce at a price above that they receive from market sales, yet still pass on saving to the customers by allowing them to purchase directly from the farm.

3.2 The vending machine would be a refrigerated unit, which would need to be undercover, to both protect the apparatus and ensure that the customers can access the machine throughout the year without restriction of inclement weather. For health and safety reasons it is not advisable for members of the public to access the main farm yard, so the milk and meat vending machine would need to be housed in its own self-contained building conveniently located in relation to the highway.

3.3 Planning permission is sought for a simple timber covered steel framed building with a roller shutter door for access in the north elevation, with the south elevation a single access door. A foot print of 31m2 and a maximum height of 2.4m. The building will be small in scale and would blend in time by being cladded in a treated feather edge board. An area in front of the building of approx. 90m2 to be made up with a permeable material to allow for the parking of 3 cars.

3.4 The building would be sited on a concrete slab of 8.8m x 3.5m to allow for the weight if the vending machine and potential wear and tear by the public. It would also be set up for disabled access.

3.5 The proposed vending machine facility would be open from 7am – 9pm seven days a week, to avoid affecting neighbours located to the right of the development on Kerves Lane.

3.6 The proposed vending machine facility would be sited to the right of the main farm entrance gate, using the existing entrance form the carriage way.

Planning Policy

4.1 It is understood that the development proposals are required to comply with the relevant planning policies; The following national and local polices are considered pertinent to this proposal.

The National Planning Policy Framework

(July 2018)

Horsham District Planning Framework.

(November 2015)

The National Planning Policy Framework (NPPF)

4.2 The proposal acknowledges the objectives of the planning polices for England, as outlined in the NPPF, and recognises the importance of supporting a prosperous rural economy, identified in part 6 of the NPPF, building a strong competitive economy.

4.3 Paragraph 80 expects decisions to help create the conditions in which business can invest, expand and adapt. Significant weight is to be place on the need to

support economic growth and productivity, taking into account both local business needs and wider opportunity for development.

4.4 Paragraph 83 states that polices and decisions should enable the development and diversification of agricultural and other land-based rural businesses.

4.5 Paragraph 84 expects planning policies and decisions to recognise that sites to meet local business needs in rural areas may have to be beyond existing settlements and in locations that are not well served by public transport. In such cases, the development should be sensitive to its surroundings and not have an unacceptable impact on local roads.

4.6 Paragraph 124 emphasises good design as a key aspect of sustainable development and which creates better places in which to live and work and help make development acceptable to communities. Paragraph 127 expects development to function well and add to the overall quality of the area; be visually attractive; be sympathetic to the local character and history whilst not preventing appropriate innovation or change; establish or maintain a sense of place; optimise the potential of the site and create places that are safe, inclusive and accessible.

Local Planning Policy-Policy 10

4.7 In addition to the contribution that Horsham District makes to the Gatwick Diamond, it is important to

recognise that the rural character of the district means that the wider rural economy is also important. This includes the economies of smaller villages and towns, agricultural and other land based businesses as well as tourism and leisure developments.

4.8 Over half of the SME'S are home based and in our district many of these businesses are in rural areas providing the only employment in villages and hamlets, we need to retain its valued employment and by affording these businesses the opportunity to expand in the vicinity of their home.

4.9 Maintaining the rural economy through appropriate development will be considered where it can be shown to support the meeting of rural community needs and enabling rural towns and villages in the district to remain self-sufficient and economically vibrant.

4.10 There is an ongoing need to maintain, enhance the rural economy this includes diversification of rural employment space and maximising visit spending through tourism across the district. The diversification of the use of farm buildings for communities and rural businesses will play a role in allowing local economies to continue to grow and expand and change to meet modern demands.

4.11 The need for and benefits arising from visibility of Business premises to provide essential profile for commercial viability and economic importance is recognised by the council. Therefore, in some cases, it may be considered appropriate to take these needs into account in the determination of a planning application.

Assessment

5.1 The site is located outside of a defined settlement boundary. However, the proposed building is for agricultural purposes, it would provide shelter for a vending machine which would allow members of the public to purchase meats and milk that have been produced on the farm.

5.2 Both the NPPF and the local planning -policy 10 supports initiatives for the sustainability and diversification of agricultural and rural enterprise. The proposal is for a small scale diversification enterprise that would contribute to the farm operations at Top Paddock, according with local and national policy.

5.3 The council must recognise that the proposal would be a positive addition to Top Paddock as an innovative

small scale diversification project.

Sustainability

6.1 The vending machine would be a sustainable enterprise; reducing rather than increasing travel. Kerves Lane as a well travelled local highway and Top Paddock Farm is ideally situated to make the most of the passing trade. It is envisaged that customers would stop by on their way to and from work. Whilst there may be some element of locals making a specific journey to the vending machine if they become accustomed to it, the majority of customers will be those who commute along Kerves Lane between Horsham and Southwater and would simply stop as part of their journey. Milk and meat sold and produced on the farm will have a significantly shorter journey from 'farm to table' reducing travel miles of the produce.

6.2 Consideration should be given to the images below. Whilst the proposed timber clad building would be Within an area that is immediately devoid of buildings, it would be positioned directly onto an existing driveway (farm track) and also directly opposite a linear arrangement of properties. The proposed

building will also represent its function, which is a facility to retail a farm product. As such the building would not adversely impact upon the character and openness of the surrounding area.





6.3 There will be 3 parking bays and sufficient manoeuvring space so that vehicles can enter and leave the proposed facility in a forward gear.

Conclusion

7.1 In conclusion, the proposed development would provide a small-scale sustainable farm agricultural diversification scheme that will contribute to the local economy and community, without causing any harm to the character and openness of the surrounding area or highway safety. Therefore the local planning

authority is respectfully requested to support this application.