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SUPPORTING STATEMENT

Woodmans Farm
London Road
Ashington
Pulborough
RH20 3AU

On behalf of
Mr Muddle

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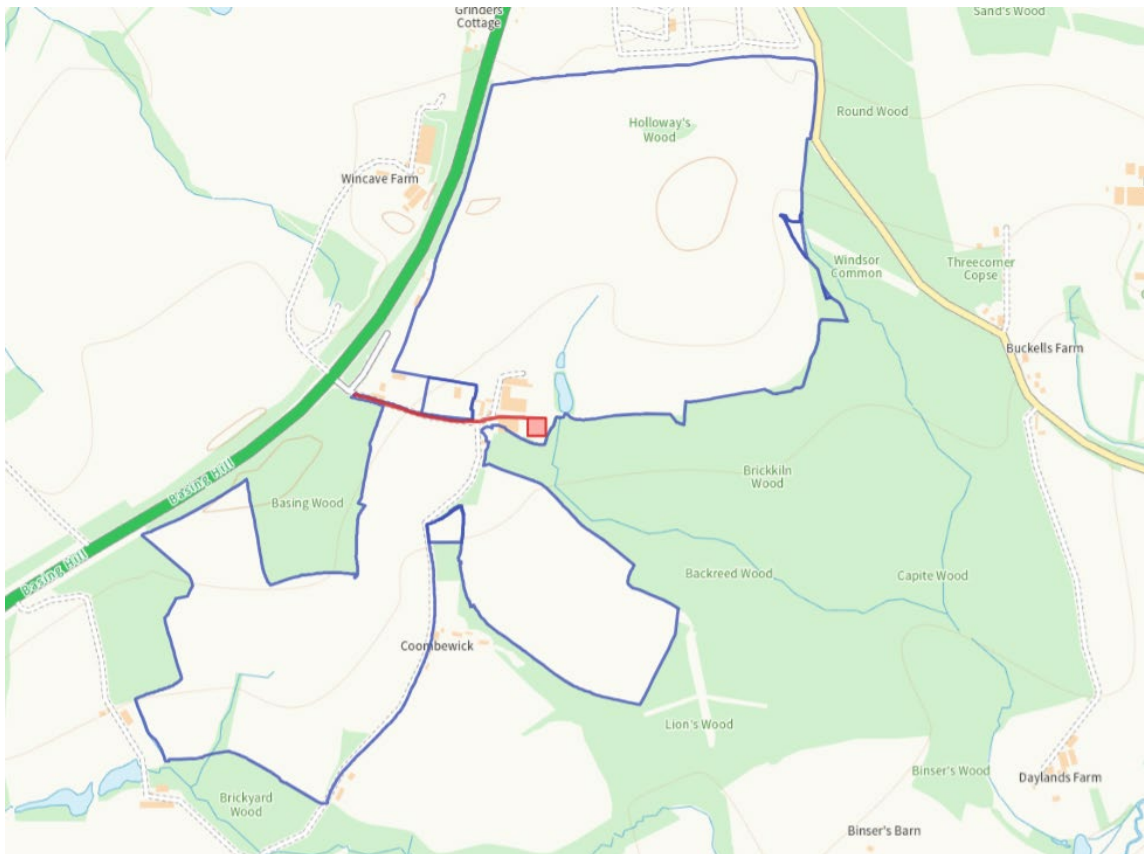
1. INTRODUCTION

- 1.1 This statement is prepared in support of a Prior Notification application for a new agricultural building and associated works at Woodmans Farm, London Road, Ashington
- 1.2 The Applicant is Mr Muddle.
- 1.3 This application is submitted in accordance with Part 6, Section A.2, part (2)(i) of the Town and Country Planning (General Permitted Development) Order 2015, as amended, which requires the Applicant to apply to the Local Planning Authority for determination as to whether prior approval will be required for certain elements of the proposal.
- 1.4 This statement includes a discussion of the following matters: site description, planning history, details of the proposed development and a planning appraisal.
- 1.5 The following drawings have been submitted with this application:
- Application Form
 - Site Location Plan
 - Proposed Plans

2 THE SITE

- 2.1 The application site forms part of an agricultural holding that extends to approximately 69 hectares in total. The site lies approximately 2 km to the south of the village of Dial Post and approximately 2.5km northeast of Ashington. The site is located within the civil parish of Wiston as shown on the site plan located in Figure 2.1.

Figure 2.1 – Site Location and Holding Plan



- 2.2 The land forms part of an established agricultural unit and is actively managed for the production of hay and the grazing of livestock. The site does not currently have suitably sized facilities for storage of modern agricultural equipment required for managing a holding of this size or that are fit for purpose.
- 2.3 The holding is registered with the Rural Payments Agency under the Single Business Identifier (SBI) 200022011 and much of the land is managed under a Countryside Stewardship option to support the holding and improve the natural environment, local wildlife, water and air quality.

- 2.4 The proposed building is therefore reasonably necessary to facilitate the day-to-day operation of the unit, providing suitable secure and weatherproof storage to support the continued agricultural use and management of the land.
- 2.5 The site is accessed via a private road leading from the A24 which is owned by the applicant and is enclosed by a combination of field boundaries, hedgerows, woodland and areas of vegetation typical of the local countryside.
- 2.6 A review of Horsham District Council's Planning website shows no applications of note relating to the application site.

3 THE PROPOSAL

Background

- 3.1 The Applicant wishes to erect a new agricultural storage building for use in connection with the agricultural activity undertaken on the land which extends to approximately 69 hectares.
- 3.2 The proposed building would be located in the farmyard adjacent to the existing built form and which has been identified as the most appropriate in terms of both operational functionality and effective visual screening among existing buildings.
- 3.3 The building would measure 30.8 m x 31.0 m and have an eaves height of 5.5 m and a ridge height of approximately 9.5 m.
- 3.4 The building will be used for the storage of agricultural machinery, equipment and materials associated with the agricultural enterprise operated on the land. The development will support the ongoing agricultural use of the land by providing secure and sheltered storage facilities.

Agricultural Justification

- 3.5 The application seeks permission for the erection of a new agricultural storage building at Woodmans Farm, which forms part of an established agricultural holding extending to approximately 69 hectares. The holding is actively managed for the production of hay and the grazing of livestock and is registered with the Rural Payments Agency. A significant proportion of the land is also managed under Countryside Stewardship options, supporting the continued agricultural management of the holding and contributing to the enhancement of the natural environment.
- 3.6 The holding currently has a range of existing buildings which are utilised by the Applicant. However, these buildings are historic in nature, with many having been in situ for more than 25 years and are not well suited to the requirements of modern agricultural operations. Their construction, internal height and layout restrict their ability to accommodate the size and type of modern agricultural machinery required to manage the holding effectively.

- 3.7 As a result of the limited storage available, a significant amount of agricultural machinery and equipment is currently stored externally within the farmyard. This includes tractors, a telehandler, balers, mowers, ploughs, rollers, drills, trailers, dung spreaders and hay turners. The external storage of this equipment leaves valuable agricultural machinery exposed to the weather and creates operational and security difficulties.
- 3.8 The proposed building is therefore required to provide appropriate, secure and weatherproof storage for the machinery and equipment necessary to undertake the day-to-day management of the agricultural holding. The building will also provide storage for hay produced on the holding, which is required to support the livestock grazed on the farm. The proposed ridge height of 9.5 metres is necessary to provide sufficient storage capacity for the volume of hay required.
- 3.9 The proposed building has been designed specifically around these operational requirements. It will provide approximately 954 sqm of covered storage and will be open-fronted to enable large agricultural machinery to be readily moved into and out of the building. The steel portal frame construction and simple agricultural form are appropriate for the intended use and reflect the functional requirements of a modern agricultural storage building.
- 3.10 The siting of the building within the existing farmyard, adjacent to the established group of agricultural buildings, is also important to its agricultural functionality. Locating the building within the existing farmyard allows the Applicant to consolidate agricultural operations and provides convenient access to the existing yard and landholding, rather than creating a new isolated agricultural building elsewhere within the holding. The proposed location also benefits from existing built form and vegetation, which will assist in limiting its visual presence within the wider countryside.
- 3.11 The proposed building is therefore not intended to facilitate a change in the nature of the agricultural enterprise or provide additional non-agricultural accommodation. It is required to address an existing need in agricultural storage and to provide suitable facilities for the machinery, equipment and hay necessary to continue the effective management of the holding.
- 3.12 The proposed agricultural storage building is reasonably necessary for the purposes of agriculture within the established 69-hectare holding. It would provide appropriate covered storage for essential agricultural machinery, equipment and produce, reduce the

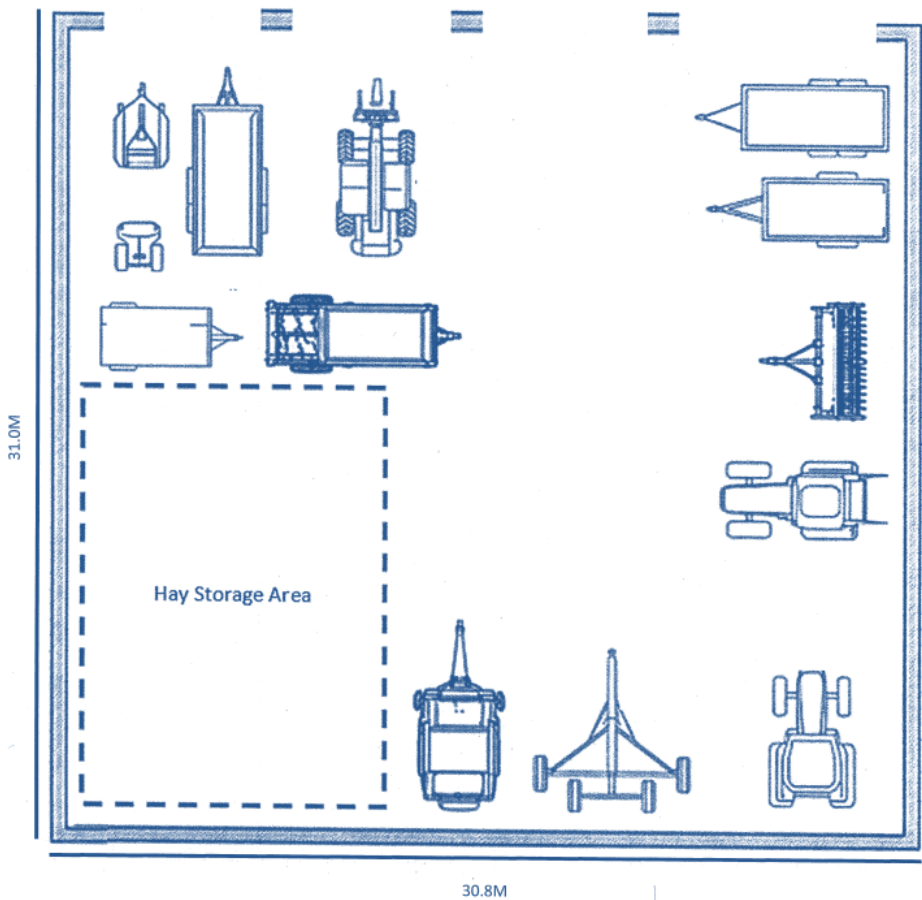
current reliance on external storage and improve the efficiency of the agricultural operation. The proposal would therefore support the continued agricultural use and management of the holding.

3.13 A significant proportion of the equipment listed in Figure 3.1 is currently stored externally.

Figure 3.1 – Applicants Equipment

Tractors	Telehandler
Balers	Mowers
Ploughs	Roller
Drill	Trailers
Dung spreaders	Hay turners

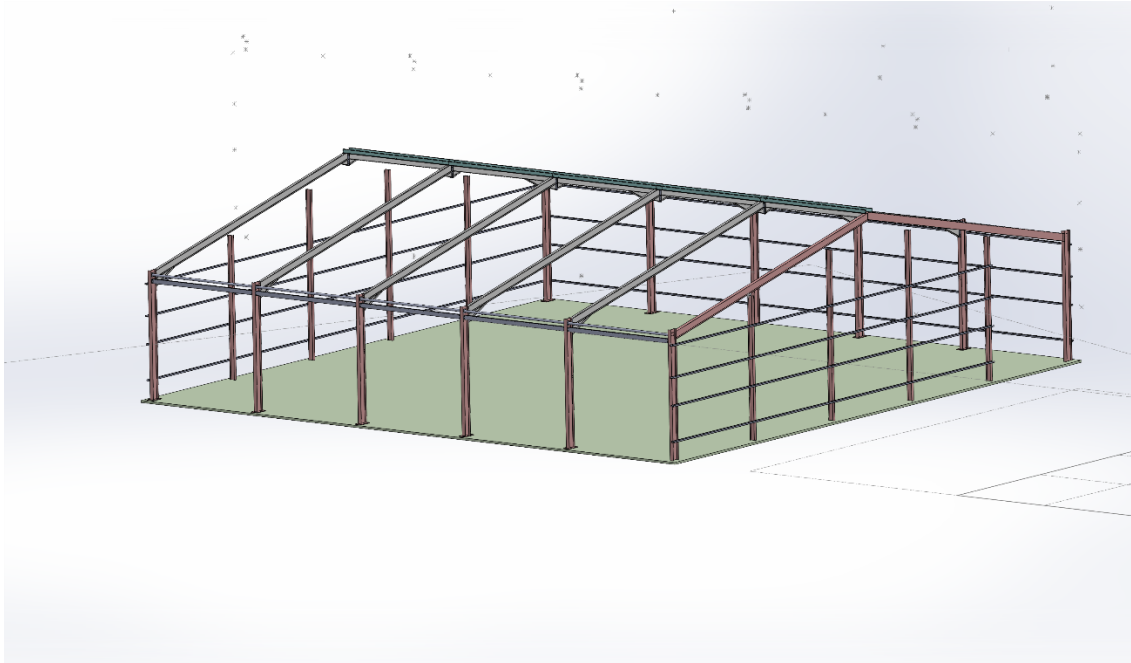
Figure 3.2 – Storage Plan



Design and Appearance

- 3.14 The proposed building will be of a steel portal frame construction and enclosed on three sides with an open frontage to allow for storage of large equipment. The building will be clad in profiled steel sheeting with a steel profiled roof.

Figure 3.3 – Proposed Building



- 3.15 The barn has a simple and functional design as would be expected of a modern agricultural building. The building has been specifically designed to facilitate storage of all the applicants modern equipment alongside the hay and silage required for the holding.

Figure 3.4 – Proposed Building Dimensions

LENGTH	30.8 m
DEPTH	31.0 m
HEIGHT TO EAVES	5.5 m
HEIGHT TO RIDGE	9.5 m

- 3.16 The proposed building will be positioned to the east of the existing farm buildings within the farmyard. The siting has been carefully selected to minimise its visual presence and operational impact. The building will be located approximately 200 meters from the nearest residential property which is owned by the applicant, known as Woodmans Cottage, and more than 300 meters from the nearest public highway.

Figure 3.5 – Proposed Building Technical Dimensions

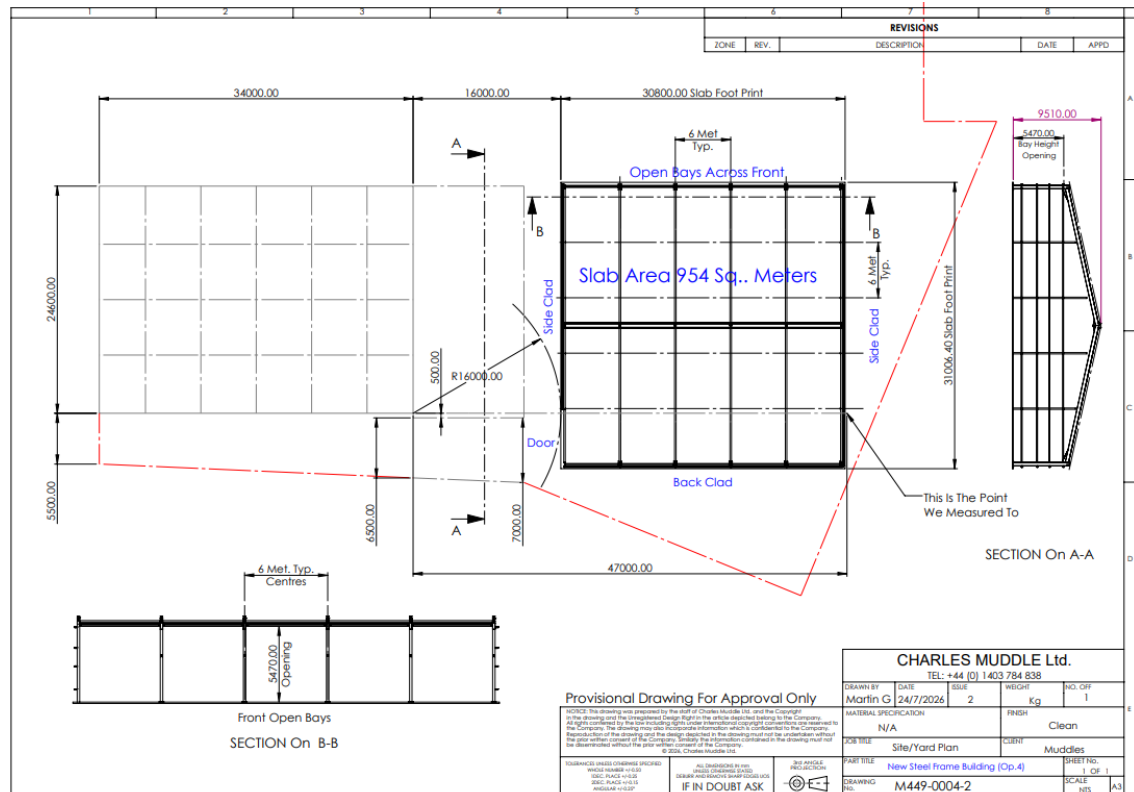


Figure 3.6 – Proposed Site Plan



4 PLANNING APPRAISAL

- 4.1 The proposed development falls to be considered under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants permitted development rights for agricultural buildings and operations on established agricultural units exceeding 5 hectares.
- 4.2 Section A states that permitted development would comprise *“the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –*
- 4.2.1 *Works for the erection, extension or alteration of a building; or*
- 4.2.2 *Any excavation or engineering operations. “*
- 4.3 The proposal would fall within Section A, being a building sited within an agricultural unit of 5 hectares or more.
- 4.4 Section A further requires that the proposed building is reasonably necessary for the purposes of agriculture within the unit. The proposed agricultural building is suitably required for the size of the holding and the limited functionality of the existing building on the holding. As a result, the provision of a new agricultural building is necessary to support the ongoing management of the land and to facilitate the efficient operation of the agricultural enterprise. The proposed building will provide a secure and weatherproof facility for the storage of agricultural produce, machinery and equipment, thereby protecting valuable assets, improving operational efficiency and supporting the continued agricultural use of the unit.

Assessment of Class A Development Criteria

- 4.5 A.1 of the Order sets out the criteria that the site must meet to benefit from the rights. Development is not permitted by Class A if:
- 3.7.1 *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.*

- 4.6 The application site forms part of an established agricultural unit and is not located on a separate parcel of land measuring less than 1 hectare. The proposed building will be sited within the center an established agricultural holding extending to approximately 69 hectares. The location of the building has been selected as it will be located within the existing farmyard and alongside buildings of a similar character.
- 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.*
- 4.7 The agricultural unit has not been subject to any development under Class Q or S of Part 3 of the GPDO.
- c) It would consist of, or include, the erection, extension or alteration of a dwelling*
- 4.8 The development does not relate to a dwelling.
- d) It would involve the provision of a building, structure or works not designed for agricultural purposes*
- 4.9 The building is required for the storage of farm equipment associated with growing and production at the holding as set out in Section 3. The design of the proposal is typical of agricultural buildings and would be in keeping with the existing agricultural buildings.
- e) The ground area which would be covered by i) any works or structure for accommodating livestock or any plant or machinery arising from engineering operations; or ii) any building erected or extended or altered by virtue of Class A, would exceed 1000sqm, calculated as described in paragraph D.1(2) (a) of this Part*
- 4.10 The ground area covered by the proposed building would be 954 sqm.
- f) The height of any part of any building, structure or works within 3km of the perimeter of an aerodrome would exceed 3 metres*
- 4.11 The building would not be sited within 3km of an aerodrome.
- g) The height of any part of any building, structure or works not within 3km of the perimeter of an aerodrome would exceed 12 metres*

- 4.12 The building would have a ridge height of 9.5 m and an eaves height of 5.5 metres.
- h) Any part of the development would be within 25 meters of a metalled part of a trunk road or classified road*
- 4.13 The building would be more than 300 meters away from a trunk road or classified road.
- 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.*
- 4.14 The building would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.
- j) It would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming*
- 4.15 The proposal is not on article 2(4) land and is not connected with fish farming.
- k) Any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system –*
- 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*
- ii. Is or would be within 400 metres of the curtilage of a protected building.*
- 4.16 The building would not be used for storing such fuel or waste or an anaerobic digestion system.
- 4.17 The proposal therefore complies with all relevant criteria.

5 SUMMARY

- 5.1 This statement has been prepared in support of a Prior Notification application for the erection of an agricultural building at Woodmans Farm, London Road, Ashington, RH20 3AU. It contains information on the need for the new agricultural storage space and details of the siting, design and external appearance of the proposal.
- 5.2 The proposal is considered to fully comply with the requirements of Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).