Agricultural Statement

Prior Notification under
Town and Country Planning (General Permitted Development) Order 2015
(As amended), Schedule 2, Part 6, Class A
Erection of agricultural machinery storage barn
at
Holmans Farm, Haven Road, Five Oaks
Billingshurst
West Sussex, RH14 9BD
on behalf of
Mr N Morris

January 2024

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1. Introduction

1.1. This Agricultural Statement is made to support a prior notification application for the erection of an agricultural storage barn on land at Holmans Farm, Haven Road, Five Oaks, West Sussex, RH14 9BD.

1.2. This application is made under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018) (GPDO). specifically in Schedule 2, Part 6, Class A.

2. Site Description and Proposals

2.1. The proposal concerns the erection of an agricultural machinery storage barn at Holmans Farm Five Oaks which lies in countryside between Rudgwick and Billingshurst. The application site lies in a rural location within 3 miles of Billingshurst and 6 miles of Horsham town.

2.2. The land is principally a grass farm producing Haylage which is sold under the Brand name “No Soak” together with the grazing by sheep and cattle based at Five Oaks Farm. Holmans farm is the base for Agricultural Machinery. In addition, the farming operation has arable land. The proposed machinery barn would serve a substantial area of land in excess of 350ha (600 acres) being sited to the South of the former sawmill buildings. In appearance, the barn is typical of others on agricultural units in the area, being external steel box profile sheet cladding to the walls and a pitch roof. For many years the machinery has been stored in neighbours barns in 3 locations. However, the applicants have lost the use of these barns in the last few years.

2.3. In appearance, the new barn would be rectangular in shape and reflect other steel frame agricultural buildings in the vicinity. In dimensions, it would measure 36.6m in length, 15.2m in width and 9m in height to the ridge with a 15 degree pitch (7m height to eaves) (557 m^2). It would be built as a steel portal frame with box profile steel cladding (coloured Juniper green) and cement fibre roofing

(Anthracite) with concrete panels to the base of the elevations as shown on the accompanying plans.

2.4. Vehicular access is gained by the existing entrance off the Haven Road which serves both the agricultural uses and the commercial uses of the former sawmill buildings now let out as industrial units. There is unlikely to be any change to vehicular movements into and around the site as the farm machinery already comes and goes to bring in and take out the Haylage as well as the maintaince and repair of machinery.

3. Assessment

3.1. The Farm Business has been well established for over 50 years and is a substantial enterprise in the locality giving employment to five persons.

3.2. The Farm rented a barn some two miles away at Slinfold but the property has been sold on the death of the owner and is no longer available. Two other barns in the area have also been taken back by the owners and the enterprise no longer has the use of them.

3.3. The Applicant needs to be able to replace the loss of that machinery storage facility. There are no other suitable buildings on the holding able to securely store large agricultural machinery. The machinery includes tractors, silage equipment including mowers, turners, as well as fertiliser spreaders, rollers etc.

4. Conclusion

4.1. This prior notification application is for the erection of an agricultural barn for agricultural machinery storage at Holmans Farm, Haven Road, Five Oaks, Billingshurst, West Sussex, RH14 9BD under Class A, Part 6, Schedule 2 of the GPDO 2015 (as amended 2018).

4.2. It has been demonstrated that the building would be erected within a farm holding of more than 5 hectares, complies with Class A and its supporting conditions/paragraphs and is reasonably required by a well established farming unit in the area.

4.3. It is therefore considered that Prior Approval should be assessed as either not required or granted.





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