

Batcheller Monkhouse



SUPPORTING STATEMENT

Mill Farm
Mill Lane
Itchingfield
RH13 0NP

On behalf of
Mr & Mrs Robinson

July 2026

CONTENTS

1.	INTRODUCTION	1
2	THE SITE	2
3	THE PROPOSAL	4
4	PLANNING APPRAISAL	6
5	SUMMARY	9

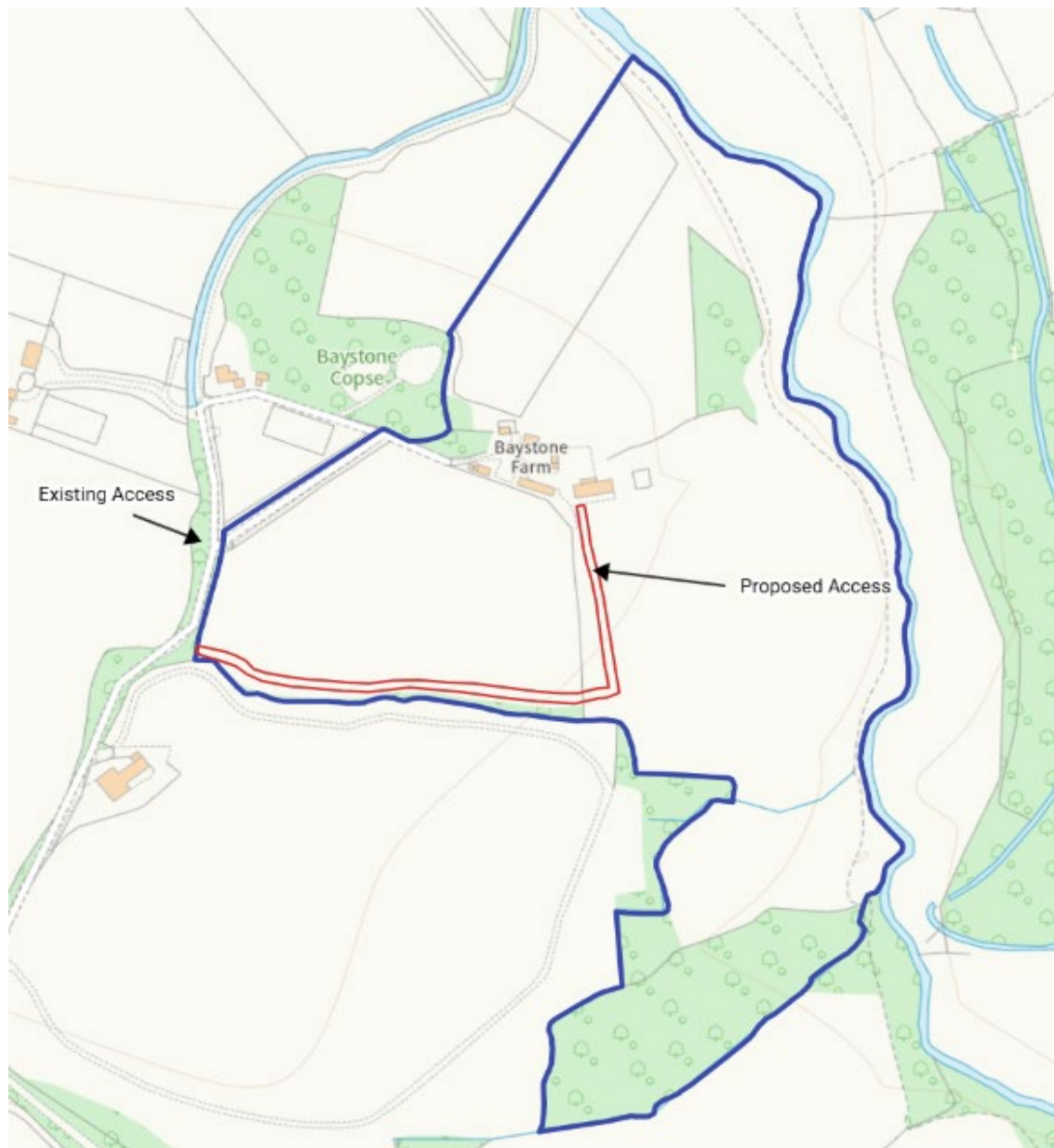
1. INTRODUCTION

- 1.1 This statement is prepared in support of a Prior Notification application for a new access track on land forming part of Mill Farm.
- 1.2 The Applicants are Mr & Mrs Robinson.
- 1.3 This application is submitted in accordance with the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018) (GDPO). It seeks to confirm that the formation of the track complies with the relevant provisions within this order, specifically Schedule 2, Part 6, Class A.
- 1.4 This statement includes a discussion of the following matters: site description; details of the proposed development; and a planning appraisal.
- 1.5 The following drawings have been submitted with this application:
- Site Location Plan
 - Land Ownership Plan
 - Proposed Plan

2 THE SITE

- 2.1 The application site forms part of Mill Farm (previously known as Baystone Farm), which is a 14.17 hectare agricultural unit located on the eastern side of Mill Lane.
- 2.2 Mill Farm consists of a range of farm buildings, Mill Farmhouse and agricultural land which has historically been in mainly arable use for the cropping of hay.
- 2.3 Mill Farm is accessed directly off Mill Lane via a private track which is used to serve both the farm and residential property located within the application site.

Figure 2.1 – Site Plan Showing Access



- 2.4 A large area of Ancient Woodland, Baystone Copse, runs along the northern end of the existing access as shown in Figure 2.2.

Figure 2.2 - Plan Showing Baystone Copse Ancient Woodland



3 THE PROPOSAL

Background

- 3.1 Mill Farm has an existing access track which is located on the northern edge of the farm and is accessed directly off Mill Lane.
- 3.2 The farm extends to 14.17 hectares and is arable land used for the cropping of hay which produces a yield annually of approximately 1000 bales.
- 3.3 The existing access track is currently used to serve both the farm and 4 residential properties.
- 3.4 Due to the nature of these activities large tractors and farm machinery such as hay bailers, telehandlers and trailers regularly use the track to access the farm. The track is however more suitable for residential vehicles due mainly to its width.

Proposal

- 3.5 The proposal is therefore to construct an alternative and independent access to serve the farm which will be located approximately 58m to the south of the existing access directly off Mill Lane which is a rural unclassified road.
- 3.6 The access will run along the southern edge of the farm and will then turn northwards to run along the existing hedgeline, as shown on Figure 3.1, where it will join the existing access into the farmyard.
- 3.7 The track will be constructed of a sub base of chalk which will be topped with recycled plainings and be of a width of approximately 3m.

Figure 3.1 – Aerial View of Proposed Access



- 3.8 The proposed access will be used solely to serve the agricultural unit to avoid the need to widen the existing access which was constructed when farm vehicles were smaller. It would also avoid any conflict between residential and farm vehicles needing to pass each other. It will also avoid the current situation of farm vehicles passing in close proximity to the ancient woodland.

4 PLANNING APPRAISAL

- 4.1 Schedule 2, Part 6 (Class A) of the Town and Country Planning (General Permitted Development) Order 1995 relates to Agricultural Buildings and Operations on land of 5 hectares or more.
- 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 –*
- a) Works for the erection, extension or alteration of a building; or*
 - b) Any excavation or engineering operations. ”*
- 4.3 The proposal would fall within Section A being the formation of an agricultural track within an agricultural unit of 5 hectares or more.
- 4.4 Section A also requires that such a building is *‘reasonably necessary for the purposes of agriculture within that unit’*. The proposal would support the agricultural activities on the unit by providing an upgraded and more suitable access that will be used via farm machinery to only access the farm, this will elevate the pressure on the existing access due to its narrow nature and being shared with vehicles owned by the residential property Mill Farmhouse.

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:
- 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*
- 4.6 The track would not be located on a separate parcel of land to the agricultural unit and it is not less than 1 hectare in area.
- 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 implemented 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 dwellings*
- 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 proposal relates to a new farm access track as an alternative to the existing farm access and has been designed to be suitable for large farm vehicles.
- 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 proposal does not relate to the extension or erection of an agricultural building.
- 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 proposal 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 proposal relates to ground level works only.
- h) Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road*
- 4.13 The proposed access track is located directly off Mill Lane which is an unclassified 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 proposal does not relate to providing accommodation for 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 proposal does not relate to the storing of such fuel or waste.

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 formation of an agricultural track.
- 5.2 The proposed track will be used by farm vehicles as an alternative to the existing access which is narrow in nature and not suitable for modern large farm vehicles to pass safely. It will also enable better access to the fields that surround the farmyard and adjoining woodland.
- 5.3 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).