Planning & Agricultural Statement

Prior Notification under
Town and Country Planning (General Permitted Development) Order 2015
(As amended), Schedule 2, Part 6, Class A

Proposed polytunnels

At
Goffsland Farm, Coolham Road, West Chiltington, Pulborough,
West Sussex RH20 2LT

on behalf of

Mr. James Georgiadis

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Planning & Development

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1. Introduction

1.1. This is a prior notification application concerning two polytunnels on land at Goffsland Farm, Coolham Road, West Chiltington, Pulborough, West Sussex RH20 2LT.

1.2. This application should be read in conjunction with the supporting plans which indicate the location, appearance and dimensions of the polytunnels. This statement demonstrates compliance with the legislation and provides the necessary justification for the buildings. The proposal will support the expanding agricultural enterprise.

1.3. This application is made under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2024) (GPDO). It seeks to confirm that the erection of the buildings complies with the relevant provisions within this Order, specifically in Schedule 2, Part 6, Class A.

2. Site Description and Proposals

2.1. The application site covers the two locations where the polytunnels are to be situated, within the main farm complex. The application site is situated to the west of Coolham Road, the applicant has in the region of the 30 acres. Goffsland Farm comprises several buildings. One third of the land is covered by an apple orchard, mainly located to the north of the farm complex with the rest of the farm outside of the yard consisting of open fields. The applicant inherited the farm and is now looking to commence their own agricultural enterprise on a similar basis to the family member that had occupied the farm. Commercial activities were historically undertaken from the farm as the now deceased relative had a sub-contractor making line painting machines from the site. The applicant is keen to re-start the agricultural enterprise mainly from the existing apple orchards in addition to keeping livestock within the associated fields.

2.2. From a planning policy perspective the land is located within the Area Outside Built-up Area Boundary which is also referred to as Countryside. Public footpath no. 2399 runs through the land to the east but does not affect the complex itself. There are no statutory listed buildings within the proximity of the site and there are no trees that are covered by a Tree Preservation Order.

2.3. The applicant recently obtained planning permission for alterations to the existing buildings at the farm together with the re-siting of the mobile home. The application was approved under ref: DC/24/1433. The applicant is now looking to erect two polytunnels, these will allow for produce to the grown and sold through the farm shop alongside other produce such as apple juice made from the orchards on the land. The applicant is also intending to sell produce at local farmers markets. The applicant applied for pre-application advice and a variety of aspects were covered within the advice letter received under ref: PE/23/0139.

2.4. The farm complex has significant areas that are laid to hardstanding, these are confirmed in the aerial photograph below.



Aerial photograph of the Goffsland Farm complex

2.5. In terms of the agricultural justification, the polytunnel is reasonably required for the growing of produce to meet the demand of the farm shop. The polytunnel is expected to provide the following yields:

SUMMER

- tomatoes - approx. 40kg/week

- mixed lettuces – 2.5kg/week

- peppers - 5kg/week

- spring onions - 1kg/week

- chillis - 1kg/week

- courgettes – 4kg/week

- Strawberries March - June – 10 kg/week

WINTER

- tomatoes – approx. 20kg/week

- lettuce - 10kg/week

- cucumbers - 3kg/week

- radish – 1kg/week

2.6. The applicant is limited to growing vegetables outside with the use of plastic insulating sheets and the polytunnels will allow for a range of produce to be grown during winter months. The polytunnel will meet the emerging needs of the farm shop and the increased demand for organic and locally grown produce that has proven to be popular with locals when produce is taken to farmers markets. The applicant believes it is important for to the business' future and sustainability to increase such production on site reducing the reliance on foreign imports and the associated carbon footprint.

2.6 The relevant planning history associated with Goffsland Farm is provided below:

Planning Applications (3)

- Application to confirm the stationing of a mobile home within the farm complex for a period in excess of ten years (Lawful Development Certificate - Existing)
  Ref. No: DC/24/0323 | Status: Application Permitted
- External alterations to building 'C', new roller shutters on building 'D', re-siting of mobile home and new fencing along the front boundary.
  Ref. No: DC/24/1433 | Status: Application Permitted
- Approval of details reserved by conditions 3 and 4 to approved application DC/24/1433
  Ref. No: DISC/25/0057 | Status: Pending Decision

Demolition of farm buildings & erection of 3 houses & access Site: Goffsland Farm Coolham Road Thakeham
Caravan Goffsland Farm Coolham Road West Chiltington Pulborough West Sussex RH13 2LT
Ref. No: T/31/01 | Validated: Thu 10 May 2001 | Status: Decided

3. Assessment

3.1. The proposed development is assessed against the applicable criteria under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Class A allows for:
"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".

3.2. The proposal concerns the erection of two polytunnels to provide means of growing produce at the farm throughout the year. The internal area calculated is 91m² as is shown on the supporting location plan. The holding's total area is calculated to be over 5 hectares and so the buildings qualify under Class A subject to the following criteria:

GPDO	**Assessment**
A.1 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;	The applicants holding is a little over 12ha. The polytunnels would be located within the main farm complex which extends to over 1 ha.
(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;	The site has been historically in continuous agricultural use for very many years with no development under Classes Q or S. The proposal will meet the storage and growing needs of the enterprise.
(c) it would consist of, or include, the erection, extension or alteration of a dwelling;	It would not involve the erection, extension or alteration of a dwelling.
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;	The polytunnels have been designed for agricultural purposes by virtue of their form of construction.
(e) the ground area which would be covered by—	

(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	N/A
(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres,	The polytunnels proposed under Class A would have a combined area of 91m². There has been no other agricultural development within the past 2 years.
calculated as described in paragraph D.1(2)(a) of this Part;	
(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 new polytunnels would not be within 3km of an aerodrome.
(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 height of the polytunnels will be 2.5 metres and so would be below the 12 metre limit.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	The polytunnels will not be within 25m of a 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;	The proposed polytunnels will not be for the accommodation of livestock nor for the storage of slurry or sewage sludge within 400 metres of a protected building.
(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;	The polytunnels would not be on Article 2(4) land.
(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—	N/a
(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; or	-
(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.	The development would not be on land which is or is within the curtilage of a scheduled monument.

Conditions (Class A)

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

(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;

Not applicable.

(b) [minerals]… ***Not applicable.***

(c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

Any materials brought onto the site would be used as part of the construction.

(2) Subject to sub-paragraph (3), development consisting of—

(a) the erection, extension or alteration of a building;

(b) the formation or alteration of a private way;

(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or

(d) the placing or assembly of a tank in any waters

is permitted by Class A subject to the following conditions—(i)-(vi)…

Complies as demonstrated by application documents.

(3) The conditions in sub-paragraph (2) do not apply to the extension or alteration of a building if the building is not on article 2(4) land except in the case of a significant extension or a significant alteration.

Not applicable.

(4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).
Not applicable.

(5) [Removal of the building if the use ceases within 10 years and planning permission is not granted].
Can comply.

(6) [Appeal subject to (5)].
Not applicable.

(7) Where development is permitted by Class A(a), within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.
Can comply.

4. Conclusion

4.1. This prior notification application concerns the erection of two polytunnels at Goffsland Farm, Coolham Road, West Chiltington, Pulborough, West Sussex RH20 2LT.

4.2. It has been demonstrated that the two agricultural polytunnels would be erected within a farm holding of more than 5 hectares, comply with Class A and its supporting conditions/paragraphs and are also considered to be reasonably required for the purposes set out in this statement.

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

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