

PLANNING STATEMENT

Proposed Erection of Two Agricultural Buildings Equipment & Machinery Store and Hay/Straw Storage Building

Class A Part 6 of the General Permitted Development Order 2015

Located

Winstons,
Formerly Jinkers Farm,
Muttons Lane,
Ashington,
Horsham, RH20 3AL



The objective for rural business is to sustain a balanced outcome, a delicate relationship between productive activity which includes farming and rural enterprise and the conservation of the environment both historic and landscape needs to be maintained. The rural economy is a constantly changing paradigm and should be nurtured, supported and promoted because it forms the core of the nation.

Prepared for:
Mr and Mrs James Thorns

PLANNING STATEMENT

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1. Introduction

This Planning Statement has been prepared in support of an application for the erection of two agricultural buildings at the above agricultural holding.

The proposals comprise:

- **Building 1:** Agricultural machinery and equipment storage building.
- **Building 2:** Agricultural hay and straw storage building.

The application relates to an established agricultural holding extending to approximately **40 acres (16.2 hectares)**. The applicants are actively investing in the long-term viability of the holding and are seeking to increase agricultural productivity through more intensive management of the land. The proposed buildings form an essential part of this expansion and are required to facilitate the efficient operation of the farm.

2. The Agricultural Holding

The holding extends to approximately **40 acres**, comprising agricultural grassland currently used for farming purposes.

As with many smaller agricultural enterprises, increasing operational costs, fluctuating commodity prices and wider economic pressures mean that agricultural businesses must continually improve efficiency and diversify production in order to remain commercially viable.

The applicants are therefore expanding their agricultural operations by increasing forage production together with improved management of agricultural machinery and equipment. The proposed buildings are fundamental to this investment and will enable the holding to operate more efficiently throughout the year.

3. The Proposed Development

The application seeks permission for two purpose-built agricultural buildings.

Building 1 – Agricultural Machinery Store

The first building is required for the secure storage of tractors, machinery, implements, trailers and agricultural equipment.

The building will:

- protect expensive agricultural machinery from weather damage;
- reduce maintenance costs;
- increase the lifespan of equipment;
- improve farm efficiency;
- provide secure storage for tools and machinery used in day-to-day agricultural operations.

The machinery store will also improve health and safety by allowing equipment to be maintained under cover rather than being left exposed to the elements.

Building 2 – Hay and Straw Storage Building

The second building is required solely for the storage of hay and straw produced on the holding together with purchased fodder where necessary.

The building is essential because:

- hay and straw rapidly deteriorate if stored externally;
- covered storage preserves nutritional quality;
- dry storage reduces spoilage, mould and waste;
- it allows the applicants to build winter reserves;
- it enables the business to maximise the value of home-produced forage.

The applicants intend to increase forage production across the holding, requiring significantly greater storage capacity than is currently available.

The proposed storage building therefore represents essential agricultural infrastructure rather than speculative development.

4. Agricultural Need

The proposals are driven by genuine agricultural necessity.

The applicants are seeking to increase the productivity and profitability of the farm through improved management of the holding and greater agricultural output.

Modern agricultural businesses require suitable infrastructure to operate efficiently.

Without appropriate buildings:

- machinery deteriorates rapidly;
- maintenance costs increase;
- hay and straw suffer weather damage;
- forage quality reduces;
- agricultural productivity declines.

The proposed buildings will directly support the agricultural use of the land and improve the long-term sustainability of the enterprise.

5. Economic Sustainability

Agriculture continues to operate under increasing financial pressures. Improving operational efficiency is therefore fundamental to maintaining a viable farming business.

The applicants are seeking to increase agricultural production across the holding, including greater hay production.

Industry cost information demonstrates that the production of hay represents a significant investment, with total production costs substantially exceeding those of grazed grass. The value of

hay also varies considerably depending upon quality and seasonal demand, making proper storage essential in protecting both product quality and farm income.

By storing hay under cover, the applicants will reduce wastage, maintain forage quality and maximise the commercial return from the crop.

Similarly, protecting tractors and agricultural machinery from exposure significantly reduces repair and replacement costs, extending the working life of expensive capital equipment.

The proposed development therefore represents a sound investment in the long-term economic sustainability of the holding.

6. Design

The proposed buildings have been designed as simple, functional agricultural structures typical of modern farming operations.

The submitted drawings show traditional portal-framed agricultural buildings finished in profiled green steel sheeting with pitched roofs, reflecting the appearance of agricultural buildings commonly found throughout the countryside. The buildings have been designed purely for agricultural purposes with no domestic or commercial characteristics. The drawing package illustrates the proposed siting, elevations and overall scale of both buildings.

The buildings are modest in scale relative to the agricultural holding and are grouped together to minimise their visual impact.

7. Planning Policy

The National Planning Policy Framework recognises that planning decisions should support a prosperous rural economy.

The NPPF encourages planning decisions that:

- support the sustainable growth and expansion of rural businesses;
- enable agricultural enterprises to develop and diversify;
- promote sustainable economic growth within rural areas.

The proposed buildings are entirely consistent with these objectives as they directly support an existing agricultural enterprise and facilitate increased agricultural production.

The development does not introduce a new use but instead provides infrastructure necessary for the continued operation and expansion of the agricultural holding.

8. Agricultural Building Principles

Although this application seeks full planning permission, it is relevant to note that agricultural buildings of this nature are widely recognised as necessary operational development on agricultural holdings.

Government guidance relating to agricultural development under Part 6 of the General Permitted Development Order confirms that agricultural buildings must be reasonably necessary for the

purposes of agriculture and may be erected on agricultural holdings exceeding five hectares, subject to the relevant limitations and procedures.

At approximately **16.2 hectares (40 acres)**, the holding substantially exceeds this threshold, further demonstrating that the scale and nature of the proposed buildings are entirely consistent with normal agricultural practice.

9. Conclusion

The proposed development represents essential agricultural infrastructure required to support the continued expansion and long-term viability of the farming enterprise.

The machinery building will protect valuable agricultural equipment, reduce maintenance costs and improve operational efficiency.

The hay and straw building will enable the applicants to expand forage production, preserve crop quality and improve the commercial performance of the holding.

The proposals:

- support an established agricultural enterprise;
- improve the profitability and resilience of the farm;
- accord with the objectives of the National Planning Policy Framework in supporting rural economic growth;
- represent appropriate agricultural development within the countryside;
- have been designed using traditional agricultural materials appropriate to their rural setting.

For these reasons, it is respectfully submitted that the proposal constitutes sustainable agricultural development and that planning permission should be granted.