

AGRICULTURAL PLANNING STATEMENT

Erection of a new replacement Agricultural Building for
The Storage of Machinery and Equipment

AT

Hill Brow,
West Chilmington Lane,
Billingshurst,
RH14 9DP.



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
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1. Introduction

This statement is submitted on behalf of Mr and Mrs Martin Schiele in support of a prior notification application for the erection of a replacement agricultural building, following the demolition of a existing structure that are no longer fit for modern agricultural use.

The proposed development is submitted under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO").

This statement has been prepared with due regard to the National Planning Policy Framework (2024) and the Waverley Local Plan, both of which provide policy support for sustainable agricultural development. The proposal also aligns with key strategic objectives set by the Department for Environment, Food and Rural Affairs (DEFRA).

2. The Site and Existing Use

The application site forms part of an established and actively managed agricultural holding extending to approximately 40 acres. The farm operates as a mixed livestock unit and hay and straw for their own horses.

The holding is predominantly grass-based, with sheep finishing off grass in accordance with sustainable farming practices.

The buildings to be replaced are outdated and dilapidated, no longer meeting operational requirements or modern welfare standards. Their removal and replacement are necessary to ensure the continued viability and efficiency of the farming enterprise.

3. Existing Agricultural Holding

The holding is operated as a single agricultural business and significantly exceeds the minimum land area required for agricultural permitted development under **Class A of Part 6 of Schedule 2** of the Town and Country Planning (General Permitted Development) (England) Order.

The business supports an active commercial enterprise, with the scale of the operation requiring a modern building for agricultural machinery, implements and equipment. The proposed replacement building is essential to provide secure and efficient storage for this machinery and associated agricultural materials, ensuring the continued effective operation of the holding.

The proposal is directly related to the operational needs of the business and is considered reasonably necessary for the purposes of agriculture.

4. The Proposed Development

The proposal comprises the erection of a new agricultural building with a footprint of approximately 98.4 square metres. This structure will replace existing buildings on the site, which will be demolished prior to construction.

The new building has been designed to:

- Improve operational efficiency;
- Support modern farm management practices;

- Enhance animal welfare standards;
- Facilitate sustainable farming operations.

The structure is of modest design, in juniper green set back from the road on a existing foot print.

5. Policy Context and DEFRA Alignment

The proposal is consistent with the strategic objectives of DEFRA, whose overarching mission is to protect and enhance the environment while supporting sustainable economic growth.

The development directly contributes to several of DEFRA's core priorities:

Sustainable Farming and Food Production

The proposal supports a resilient and productive agricultural sector by enabling modern, efficient farming practices underpinned by high standards of environmental stewardship and animal welfare.

Thriving Rural Economies

The continued operation and improvement of the farm will sustain rural employment, support local supply chains, and contribute to the wider rural economy.

Efficient Resource Use

The erection of ne shed for storage will reduce and minimise waste, aligning with national objectives for sustainability and circular resource use.

Climate Change and Environmental Protection

The development will contribute to climate resilience through improved infrastructure and reduced environmental impact, consistent with national ambitions for environmental protection and biodiversity enhancement.

6. Permitted Development Justification

The proposal falls within Class A, Part 6 of Schedule 2 of the GPDO, which permits the erection, extension, or alteration of agricultural buildings on units exceeding 5 hectares.

The application site satisfies the relevant criteria:

- The holding exceeds 5 hectares;
- The development is reasonably necessary for the purposes of agriculture within the unit;
- The building is designed specifically for agricultural use;
- The proposal does not involve the creation of a dwelling;
- The development is appropriately located in relation to highways and surrounding features.

While Class A typically imposes a 1,500 sq.m threshold for certain structures, it is recognised that prior notification procedures apply to larger agricultural buildings where justification is demonstrated. The proposal is submitted accordingly for determination as to whether prior approval is required for siting, design, and external appearance.

7. Prior Notification and Determination Procedure

Under the GPDO, the Local Planning Authority (LPA) is required to determine within 28 days whether prior approval is necessary for specific aspects of the development.

The scope of consideration is limited to:

- Siting;
- Design;
- External appearance;
- Landscape and visual impact;
- Impact on heritage assets and ecological designations.

The principle of development is established through permitted development rights and is not subject to assessment, provided the relevant criteria are met.

The proposal has been carefully designed to ensure it integrates effectively within the existing farmstead and wider landscape, minimising visual impact while maintaining operational functionality.

8. Siting, Design and Landscape Considerations

The building has been positioned to:

- Relate appropriately to existing farm buildings;
- Avoid undue prominence within the landscape;
- Minimise visual intrusion through scale, form, and materials.

Where appropriate, opportunities for landscape enhancement, including planting and screening, will be incorporated to soften the visual impact and integrate the structure into its surroundings.

The design reflects established agricultural building practices and is consistent with functional and aesthetic expectations for modern farm infrastructure.

9. Conclusion

The proposed development represents a necessary and proportionate investment in the continued operation of a viable agricultural enterprise.

It is fully compliant with the provisions of the General Permitted Development Order 2015 (as amended) and aligns with national and local planning policy, as well as DEFRA's strategic priorities.

The proposal will:

- Replace outdated and unfit structures;
- Improve operational efficiency and animal welfare;
- Support sustainable farming practices;
- Contribute positively to the rural economy and environment.

Accordingly, it is respectfully submitted that the development meets the requirements of Annex E: Permitted Development Rights for Agriculture and Forestry, and that prior approval, where required, should be granted without delay