

Land to the western side of Hitchin Lane (Folly Lane)

New Barn Internal Floorspace = 240 square metres (2,582 square feet)

Agricultural Unit Size - 11.76ha or 29.059 Acres

The agricultural unit does not have any crop storage facilities or general purpose agricultural equipment & machinery storage for the land.

There is a fundamental need for these facilities on the agricultural unit to securely store harvest and core agricultural machinery undercover. The proposal helps to reduce the risk of theft and harm to others.

The proposed barn is moderately sized and commensurate with the land holding to accommodate the farms current need.

It is purposely sited slightly away from other buildings.

For clarity, certain crops, fertilisers, and chemicals must all be segregated and stored separately in a dedicated & contained area, as shown on the proposed floorplan.

SITING:

The proposed barn will be sited on an area of the unit that provides a level plateau.

The barn would be viewed in context within its setting as an obvious agricultural building, and in the wider landscape as there are limited properties and just one public road in the immediate visual proximity.

DESIGN:

The proposed agricultural barn would be of a high quality & long-lasting steel portal frame design clad in a Agricultural compliant / common agricultural cladding of a similar design / finish / colour to the immediate & other agricultural buildings in the area.

The proposed barn would be designed and fabricated to Agricultural Design Specification BS5502 as a minimum standard. The proposed barn is sized to accommodate the users' needs.

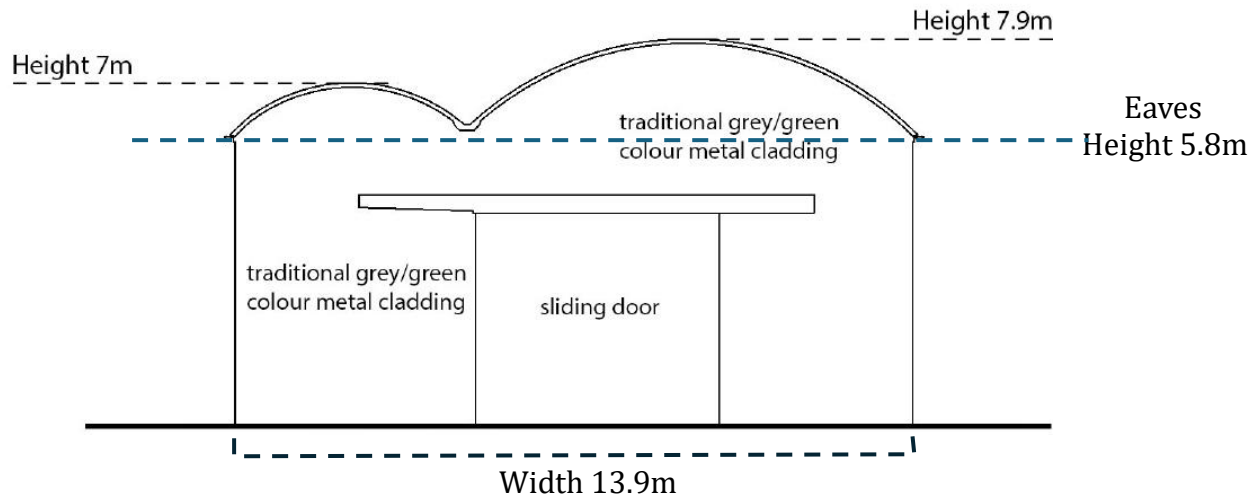
The size and height of the proposed barn is such that it can practically accommodate specialist modern agricultural machinery and portable agricultural equipment to sow, maintain, harvest, load, and unload the various crops on the agricultural unit.

The materials to be used to build and clad the proposed barn are the same as many other similar agricultural buildings on local farms and aim to help blend in with the rural back drop / location. A grey roof aids visual blending with the sky and the grey/green vertical cladding aids visual blending with the existing and robust tree line.

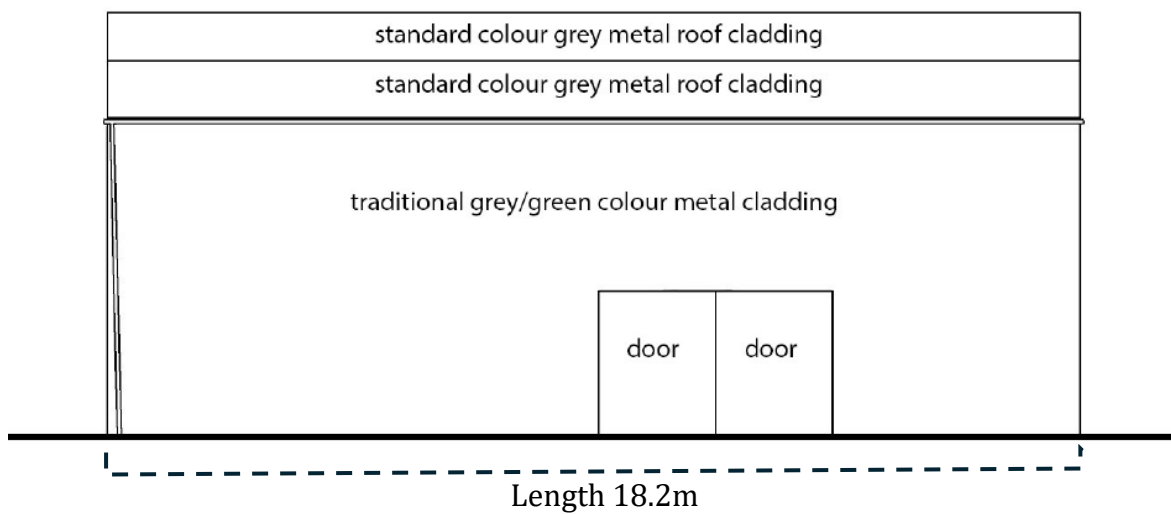
Due to the natural land formation and the proximity of field boundaries, any surface water will be dispelled through natural ground (soakaway) with any overflow in the direction of the existing land drainage.

Any removed construction materials / spoil will be kept to a minimum, used to address low lying areas around the agricultural unit and or be sympathetically redistributed within the immediate agricultural unit to help reduce any cosmetic and environmental impact.

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Sliding door height is 4.2m and width is 5m



Each door height is 2.6m and each door width is 2m

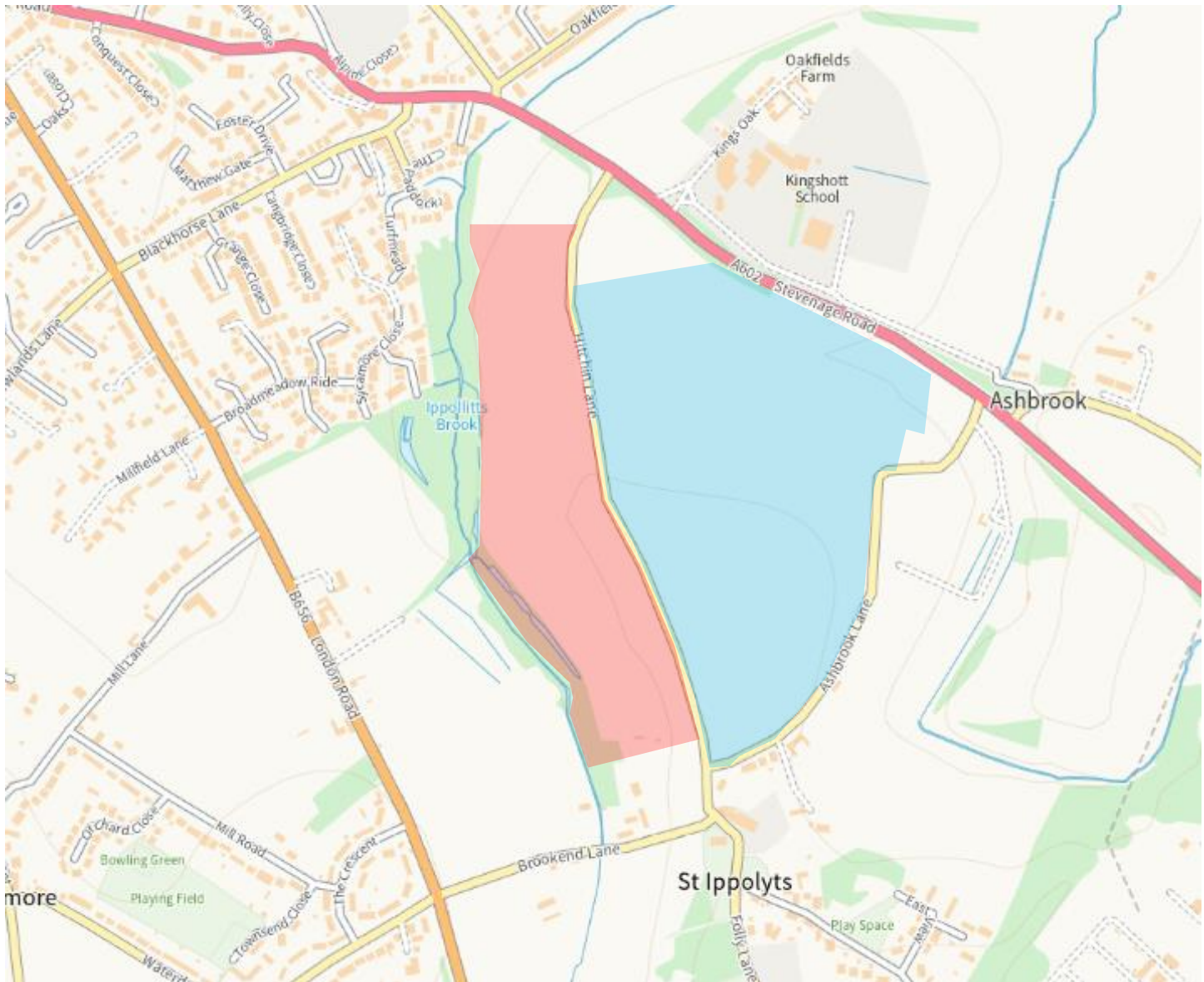
Glemag Ltd acquired the land on 14th September 2023 from A Stutley & Sons Limited, who are Farmers from Baldock who have farmed for almost 100 years.

Glemag Ltd have used the land for agriculture for the purposes of a trade of business since they purchased the land.

However, the land had been in agricultural use as a going concern for the purposes of a trade of business for at least 25 years.

There has been two very recent applications for an agricultural barn on the land adjacent to our site. One is still ongoing. This land is shown shaded in blue on the map below. Our site is shaded in red.

This land shaded blue was also sold off by Stutley & Sons before our site was sold to Glemag Ltd.



25/00809/AG

Land North Of Ashbrook Lane St Ippolyts Hertfordshire SG4 7PB

Erection of general purpose agricultural building.

Validated Mon 24 Mar 2025

(This is the current application on the land shaded blue, and is awaiting determination).

24/02890/AG

Land North Of Ashbrook Lane St Ippolyts Hertfordshire SG4 7PB

Erection of agricultural building

(This application was refused as it was deemed to have an unacceptable impact. The current application, as above, has moved the proposed location of the barn away from the nearby road and houses on the southern side of the field).