

SUPPORTING STATEMENT

PROPOSED NEW BARN

Nup End

Introduction

This statement supports an application for prior approval of details of a proposed agricultural building under Part 6 of Schedule 2 of the Town & Country Planning Act (General Permitted Development) (England) Order 2015 as amended.

The application is submitted on behalf of the farming family, Ms T Deards. Clover Top Farm is a family controlled farm which crops 30 acres of arable land.

The proposed building is designed to support the farm enterprise and is sited on arable land with access from existing farm access points.

The Proposal

It is proposed to erect an agricultural building to be used for storage of crops and farm equipment in support of the farming operation. The building would be located as shown on the accompanying site and location plan.

The proposed building would have a footprint of 20m long by 10m wide. The building will have an overall height of 5.5m with a roof pitch. There is to be 3 full height sliding doors, to enable larger vehicles full access to the barn, and for overnight storage. Sadly, there have been a number of thefts both from this farm and neighbours, meaning security of equipment is paramount.

The building will have a concrete apron to the front of the door for access purposes. The site plan allows for BNG gains to be provided on site.

The building will have low concrete walls and wooden cladding so as to ensure that the building sits quietly within the landscape. The building design is considered typical of other wooden barns in the locality and on adjacent land holdings.

Agricultural Need

The agricultural business has created a farm diversification. Since taking control of the site the farmland has been operated by the Deards family. The entire site is grown for hay which is sold to local studs and local farmers for animal feed with excess bails being kept on site for feed and sale throughout the year. With the farming enterprise having to adopt with the times a more intensive use is likely to result, meaning additional space is required for storage of feed, equipment and machinery.

Historically the fields have been rolled and harrowed where and when required in order that the land is ready for the contractor to cut and bail the crop. The Deards family have in recent years undertaken cutting and bailing themselves and there is a community of local farmers that assist each other with farming activities. Each year the farm produces circa 2000 bails in total

with approximately 500 now stored on site while the remaining 1500 being sold to surrounding businesses. The site has been set out to allow animals owned by other farmers to be kept on the land as required. Agricultural fencing was erected on site for this purpose.

The building has been designed to also house fertiliser and necessary farm machinery which includes a John Deere Tractor, an earth mover, and two fork lift trucks, in addition to a second small tractor for the use in the smaller fields.

The Tractors and other farm equipment are currently stored in the open shelter and outside and thus open to the elements, this often proves difficult with repairs over winter. With increased levels of theft in the area it would be sensible to have a secure building to store everything and a dry store for hay before selling through the winter so as to minimise wastage.

There is one other small barn on site, this has in recent years been full to capacity with hay and feed as the business output has increased. There is now the need for expansion and additional storage.

Design

The building proposed is a standard design for an agricultural storage building. The barn has been designed to be adaptable internally with movable partitions however it has to be fit for purpose and use by modern day machinery.

The eaves height proposed is required to enable crops to be stored in order to maintain the best condition of the crop prior to sale.

The doors have been designed to be of a size which is adequate for machinery owned and operated at farm, much of which is stored outside which makes it vulnerable to theft.

Siting

Careful consideration has been given to the location of the facility having regard for landscaping and highways. The siting allows for easy vehicular access from an existing access points onto the site, but also far enough away from neighbouring houses to ensure minimal disturbance. Its location close to existing lines of trees will help screen the building while at the same time ensuring that it does not appear as a prominent addition to this sensitive landscape area. It has been located close to existing building to ensure that it does not lead to unacceptable encroachment in the country side.

Permitted Development Right Review

The building is compliant with the criteria of Part 6 of Schedule 2 of the GPDO as set out below.

- *The development is sited on a parcel of land exceeding 1 hectare;*
- *The agricultural holding on which the building is sited has not exercised development under Class Q or S of Part 3 of the GDPO within the last ten years;*
- *The proposed building is designed for agricultural purposes;*
- *The ground area covered by the development would not exceed 1000 sq.m;*
- *No part of the development is within 3km of an aerodrome and the height does not exceed 12 metres;*
- *No part of the development is within 25 metres of a trunk or classified road;*
- *The development is not proposed for the accommodation of livestock;*
- *The development is not proposed to store fuel or waste for a biomass boiler or anaerobic digester.*

The proposed development is necessary to support the ongoing agricultural activity on this holding and the siting and design of the proposal has been accepted in principle in the earlier prior approval. The development has been sited and designed to best accommodate the agricultural activity and minimise impact within the wider landscape.