

Planning and Agricultural Statement

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

**The erection of a general purpose
agricultural building**

at

**Tansy Farm, Hickstead Lane,
Hickstead, West Sussex, RH17 5NT**

on behalf of

Mr B Atfield

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Planning & Development

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1. Introduction

- 1.1. This is a prior notification application for the erection of an agricultural building on land at Tansy Farm, Hickstead Lane, Hickstead, West Sussex, RH14 5NT.
- 1.2. This application is made under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO). It seeks to confirm that the erection of the proposed agricultural barn complies with the relevant provisions within this Order, specifically in Schedule 2, Part 6, Class A.

2. Site Description and Proposals

- 2.1. The proposal concerns the erection of an agricultural building at Tansy Farm, Hickstead. The application site lies in countryside around 0.5 miles from the Hamlet of Twineham to the west and 3 miles to Burgess Hill to the East. The A23 interchange is approx. 350m to the East of the farm entrance. The farm has been in family ownership for at least 50 years and comprises some 57ha (140 acres) of owner-occupied land together with rented land in the area amounting to approx. 24.3ha (60 acres) totalling 81.3 ha (200 acres) used for grazing and the making of hay/silage. The farm runs breeding cows and store cattle. In addition, straw is purchased as livestock bedding.
- 2.2. It is proposed to erect an agricultural building to store fodder and machinery in order to reduce travelling and Haulage between Tansy Farm and the main holding in Surrey. The proposed building has a floor area of 1104m². In appearance, the new structure is rectangular in shape similar to other steel frame agricultural buildings in the locality. In dimensions, it measures 61m in length, 18.1m in width and 8.6m in height to the roof ridge (6m height to eaves); this covers a floor area of 1104m². A concrete pad will be provided on the northern side of the building covering an area of 540m².
- 2.3. The existing farm building approx. 40m x 30m is used for the rearing and feeding of cattle with fodder and bedding stored externally covered with plastic sheet or brought in from Surrey. This practice is extremely expensive and not

environmentally acceptable. The proposed building would be similar to many modern farm buildings in the area with a good height for modern farm machinery to work inside. The proposed building materials being Big 6 cement fibre roof with timber space boarding and concrete panels on 3 sides. The 4th side being open.

- 2.4. There is a need for an agricultural building for storage of fodder and machinery as no other buildings are available or suitable for this purpose.
- 2.5. The existing livestock building can house a minimum of 50 cattle of various ages which require 50 tonnes of straw, 150 tonnes of hay/silage plus 250 tonne cereal feed per annum. It is efficient to store all the feed close to the animals and store in bulk through the winter. There can be over 250 cattle on this holding at times.
- 2.6. The amount of storage space assuming 50 cattle is as follows:
 - 250 tonne of feed stored at 2m high requires **169m²** of storage space
 - 150 tonne of hay stored at 5m/t high requires **300m²**
 - 50 tonne straw stacked to 6m in height requires **400m²**
 - Therefore the total floor area required is 869m² plus area to load/unload of approx. 30% - **260m²**

Total area required - 1130m²

Data taken from ABC budget and costing book and AI Google

- 2.7. There would often be some carry over from one year to the next. In addition, modern farm equipment also needs to be securely stored on the holding such as tractors, material handling machines balers and forage equipment none of which can be accommodated on the farm at the present time.
- 2.8. The application site lies just west of the farm mobile home where activities can be easily monitored. The building would be located adjacent to the existing yard area and use the existing farm access for ease of operational requirements. An additional concrete pad would be laid for access by farm vehicles in and out of the building. This means that the site, lying on a level below Hickstead Lane,

would be partly screened would not be particularly visible from the adjoining roads. There are hedgerows in the locality. The existing field access being a timber gate has good sightlines.

3. Background

- 3.1. This proposal is for the erection of a permanent agricultural building and concrete pad. The site lies near the existing farm building and mobile home at Tansy Farm, lying in countryside between the hamlets of Twineham and Hickstead. This rural location features several agricultural properties in the locality and farm structures are commonplace.
- 3.2. An operational need has arisen for a purpose-built enclosed storage building to meet the agricultural needs on the farm. The agricultural building is required for the applicant's hay and straw and machinery needed at the farm on a site within easy reach of the mobile home for security and supervision. The proposed storage facility would offer the internal space for farm commodities and also needed for the associated machinery/equipment.
- 3.3. The building would be situated near the existing farm complex and alongside the existing buildings there. The site is easily accessible from Hickstead Lane. There are no other suitable farm buildings in place to provide secure accommodation for storage of fodder, bedding and farm machinery. **As such the proposed building is considered to be reasonably required for this agricultural use. Overall, the designs show an appropriately functional building to cater for such needs, in keeping with this rural setting.**

Planning history

- 3.4. The planning history for the site is hyperlinked below.

▪ [ERECTION OF FARM BUILDING FOR HAY AND STRAW STORAGE.](#)

Ref. No: TW/009/94 | Status: Refused

- [OUTLINE APPLICATION: ERECTION OF AN AGRICULTURAL DWELLING.](#) Ref. No: TW/008/94 | Status: Refused
- [The siting of a mobile home for residential purposes with services and access thereto This is an application to establish whether the development is lawful: this will be a legal decision where the planning merits of the proposed use cannot be taken into account.](#) Ref. No: 12/01152/LDC | Status: Permission

Planning Appeals (1)

- [Appeal against Enforcement Notice: Material change of use of land for the purpose of agriculture to a mixed use for the purpose of agriculture and for the stationing of a mobile home for residential purposes](#)

Ref. No: AP/93/0011 | Status: Enforcement Notice Quashed

4. Assessment

- 4.1. The 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”.

- 4.2. The application concerns erection of a farm building of the dimensions stated at Paragraph 2.2 above meaning an internal floor area of 1,104m² shown on the attached location/block/elevation/floor plans. The holding is over 5 hectares. Under Class A the development is permitted subject to the following:

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 proposed building would not be erected on a separate parcel of land forming part of the unit which is less than 1 hectare in area.

(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 in continuous agricultural use for many years with no development under Classes Q or S. by reference to the planning history.
(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 proposed building is designed for agricultural purposes and would not be suited to other uses.
(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	The proposed concrete apron would cover an area of 540m ² .
(ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	The building is proposed under Class A and its ground area would be 1,104m ² . There has been no other recent development under class A.
(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 building 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 building is below 12m in height.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	No part of the building would be within 25m of a classified road. The proposal is located in a position more than 25 metres from Hickstead Lane.
(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	The proposed building would not be for the accommodation of livestock nor for storage of slurry or sewage sludge within 400 metres of a protected building.

metres of the curtilage 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; or	N/a
(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.	
(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)

4.3. **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.

5. Conclusion

- 5.1. This prior notification application is for the erection of an agricultural building for agricultural storage of feedstuffs, hay, straw, farm machinery and equipment used on the land at Tansy Farm, Hicksted, West Sussex, RH17 5NT under Class A, Part 6, Schedule 2 of the GPDO 2015 (as amended).
- 5.2. It has been demonstrated that the building would be erected within a farm unit of more than 5 hectares, complies with Class A and its supporting conditions/paragraphs and is reasonably required.
- 5.3. It is therefore considered that Prior Approval should be assessed as either not required or granted.



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