

Planning Statement

Proposed Access Track and Field Shelter

Former Amberley Farm, Bishopstone Lane, Ansty, West Sussex, RH17 5AR

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed access track and field shelter at the above site. The entire plot comprises a paddock with an area of approx. 0.76Ha that previously formed part of Amberley Farm. The property is not listed, nor is it situated in a conservation area. The current planning application is for the construction of an access track, between the new entrance (approved under planning application ref DM/25/2591) and the existing machinery store (approved under planning application ref BD/24/2120), and the provision of a moveable field shelter.
Current Proposal	The proposed track will provide all weather access to the machinery store. The Field shelter will provide vital protection from poor weather for animals grazing the site.
Biodiversity Net Gain: Exempt Developments	Developments of 0.2 hectares or below From 6 August 2026, BNG does not apply to planning applications for developments where the site area within the red line boundary is 0.2 hectares or below. The site area enclosed by the red line boundary is 0.19Ha None of the site is classed as a “priority habitat” 