



PLANNING STATEMENT

Application for Prior Approval from Mid Sussex District Council

Prior Approval: Erection of Straw Store



Birchpiece Farms Ltd
Cockhaise Farm
Monteswood Lane
Haywards Heath
RH16 2QP

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1.0 Introduction

- 1.1 This statement is to be read in conjunction with the planning application and the following drawings:
 - COCKHAISE FARM- 2502 PROPOSED STRAW & MACHINERY STORAGE BUILDING PLANS AND ELEVATIONS
 - NFP247S002 LOCATION PLAN
- 1.2 Birchpiece Farms Ltd is a working farm located south of Monteswood Lane, close to Lindfield, Haywards Heath. It comprises of 247 hectares (610 acres) of land including agricultural fields and buildings relating to the organic dairy use, and a small portion of managed woodland. A family run farm since 1986, becoming organic in 1999, with 240 cows in its herd.
- 1.3 The unit currently has an old redundant parlour building, which is located adjacent to the livestock holding areas. This building has a low eaves height and is inaccessible by the farm machinery in use at Cockhaise Farm. The existing building is ageing and no longer fit for modern farming.
- 1.4 This application is for a straw store including some space for machinery to replace the redundant parlour building.
- 1.5 This statement is to support the application that no further prior approval should be required from the Mid Sussex District Council for the erection of a straw store on the agricultural unit.

2.0 Design and Siting

- 2.1 The building will be a clear span steel frame portal, with an open front and partial clad on the sides.
- 2.2 The building will be partially clad on the sides and rear in plastisol coated metal sheeting, with fibre cement roof sheeting including roof lights. The side sheeting will have an olive-green finish to help it blend with the surrounding environment and match the adjacent buildings.
- 2.3 The sheeting on the sides will protect the straw from the weather, allowing some airflow through the produce stored inside. The fibre cement roof allows for keeping the straw dry whilst reducing the likelihood of condensation as compared to a metal roofing sheet. These are standard agricultural materials and appropriate for the use of the building and its setting.
- 2.4 The building has been designed to accommodate 940 bales with a clear access corridor that will also be used to store some machinery, but could accommodate an

additional further 378 bales, if required.

- 2.5 The building footprint measures 19m x 18.2m and the height of the new building will be 6.4m to eaves, which gives practical clearance needed for stacking straw, as well as the clearance required for modern farming machinery to access the building.
- 2.6 The position of the building has been carefully considered and is the most suitable for practical and agricultural reasons.
- 2.7 The building has been positioned adjacent to the livestock handling areas where the straw stored in the building will be utilised.
- 2.8 The building sits on the site of a redundant parlour building which benefits from existing hard standing to access the livestock areas removing the requirement for any additional external surfacing.
- 2.9 The new straw store is nestled within the existing farm buildings meaning there will be very little visible in the wider landscape, minimising the impact on the local amenity.
- 2.10 The site is within the High Weald AONB and, whilst the permitted development rights aren't removed by that fact, it should be noted that this has been considered in the design of the building.
- 2.11 This development supports this plan by investing in the growth of an agricultural unit which sustains those features in the AONB and is in keeping with the design of agricultural buildings across the district and AONB.

3.0 [Access](#)

- 3.1 The access to the proposed location is via the established track from Monteswood Lane.
- 3.2 The building is positioned 120 metres from the nearest road.
- 3.3 There will be no new access point either to the road or to the farm track as a result of this development.

4.0 [Legislation](#)

- 4.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) came into force on 15th April 2015.

4.2 Part 6 of Schedule 2 relates to agricultural and forestry development. Class A relates to agricultural development on 5 hectares or more. This notes that permitted development includes the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area (Part 6, Class A (a)) works for the erection, extension or alteration of a building, which is reasonably necessary for the purposes of agriculture within that unit. The storage of straw is reasonably necessary as explained above.

4.3 The definition of 'agriculture' as set out in Section 336 of the Town and Country Planning Act 1990:

"Includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadowland, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land or other agricultural purposes, and 'agricultural' shall be construed accordingly."

4.4 The use of land for straw production, livestock and grazing is thus an agricultural activity.

4.5 Class A.1 sets out a series of limitations to the permitted development, whilst Class A.2 sets out a series of conditions which must be adhered to, for the works to be considered permitted development. The store does not fall into any of the exclusions.

4.6 *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 parcel of land exceeds 1 hectare.

4.7 *(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;*

No development under Class Q or S of schedule 2 has been carried out on the unit in the last 10 years.

4.8 *(c) it would consist of, or include the erection, extension or alteration of a dwelling;*

The development does not include works to a dwelling.

4.9 *(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;*

The building is designed solely for agricultural purposes.

- 4.10 *(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
(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 proposed store has a total footprint of 346m² and the total does not exceed 1500m².

- 4.11 *(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;
(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 not within 3km of an aerodrome and at 6.4m to eaves, does not exceed 12 metres in height.

- 4.12 *(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 development would be within 25m of a trunk or classified road. The nearest classified road is Monteswood Lane, over 120m away.

- 4.13 *(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 metres of the curtilage of a protected building;*

The building is not used for the accommodation of livestock or for the storage of slurry or sewage sludge.

- 4.14 *(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or
(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—
(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.*

The building would not involve fish farming, or storing waste.

- 4.15 *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;*

The building is not designed for or able to be used for the accommodation of livestock, slurry or sewage sludge or for housing an anaerobic digestion system or storing waste or for housing a hydro-turbine.

- 4.16 *(b) where the development involves—
(i) the extraction of any mineral from the land (including removal from any disused railway embankment); or
(ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;*

The development does not involve the extraction of minerals.

- 4.17 *(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*

The development does not involve the bringing in of waste materials from elsewhere.

- 4.18 Part 6, Class A.2(2)(i) states in relation to the ‘erection, extension or alteration of a building’ that before beginning the development, an application must be submitted to the Local Planning Authority for a determination as to whether the prior approval of the Authority will be required as to the siting, design and external appearance of the building. This statement accompanies that application.

5.0 Conclusion

- 5.1 The development is reasonably necessary for the purposes of agriculture as it is required to support agriculture so meets the conditions set out in the GPDO.
- 5.2 The siting is functional and practical, on land that is accessible in closest viable and practical proximity to the access and kept as low as practically possible to avoid undue impact on visual amenity or landscape character.
- 5.3 The design is considered appropriate to its setting, related to the function and agricultural purpose and in common with agricultural buildings seen across the

National Landscape.

- 5.4 It is therefore respectfully submitted that no further prior approval should be required from the Local Planning Authority for the undertaking of these works.
- 5.5 In accordance with the requirements of the GPDO, the Local Planning Authority are requested to issue a positive determination of the application proposal within 28 days of receipt of the submissions.