

**Bowders Farm, Haywards Heath Road, Balcombe, West
Sussex, RH17 6QH**

**Supporting statement for
new agricultural forage store building**

September 2025



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Introduction

This document supports a Prior Approval application for a general-purpose agricultural building to be used for the storage of fodder and straw at Bowders Farm, Haywards Heath Road, Balcombe, West Sussex, RH17 6QH.

Application Type

The proposed building is 360m² in area which is below the 1,000m² maximum area allowable under Permitted Development. Therefore, an agricultural prior notice under the Town and Country Planning General Permitted Development Order of 2015 Schedule 2 Part 6 is submitted.

Factual Description

The site of the proposed building forms part of Bowders Farm and is owned by the Stone Hall Farm Partnership extending in total to approximately 1,500 acres and includes a mixed in-hand grass and arable farm. This application is focused on the Farm's beef enterprise which is partially based at Bowders Farm. The enterprise has a total of 300 head beef suckler herd which utilises the farms' grassland in summer, with the autumn calving herd housed over winter in the available livestock buildings at Bowders Farm where they are fed fodder harvested from the holding.

Available Buildings and Requirements

There is a selection of buildings at Bowders Farm which mostly house livestock. The proposed building would predominantly be storage for the winter fodder, in the form of straw and silage. Bowders is central to the farming operation and with very little available covered space it is vital to ensure the farming enterprise has access to additional barn space for efficiency and profitability across the farming system. Currently feed is wrapped and kept outside in the yard area where it is open to all weather conditions, this can degrade the quality leading to expensive waste in bedding materials and fodder being spoiled and/or having a reduced level of nutritional value.

The proposed covered storage building will house approximately 1,500 round bales for feeding throughout the winter months, reducing the reliance on wrapped fodder being stored outside. From time to time, it will also be used to store farm machinery and equipment.

The Building – Construction

The new building will be a steel frame building with external dimensions of 30m x 12m. The ridgeline is oriented north south along the length of the building and has a height of 7.81m. The eaves are at 6.1m.

Three walls will be constructed of 2m high concrete panels with Yorkshire / Castle boarded side elevations. The roof will be constructed of green profile steel cladding. The building will be open fronted to allow ease of movement of farm machinery.

The location of the proposed building currently has a disused, dilapidated steel framed calf shed building with block walls on it measuring 25m x 7.5m, see photographs at Appendix Two. This building is not suitable for modern agricultural storage and is currently redundant. It is proposed that as part of this development the calf shed will be demolished and the new building built to encompass its footprint.

The Proposed Location

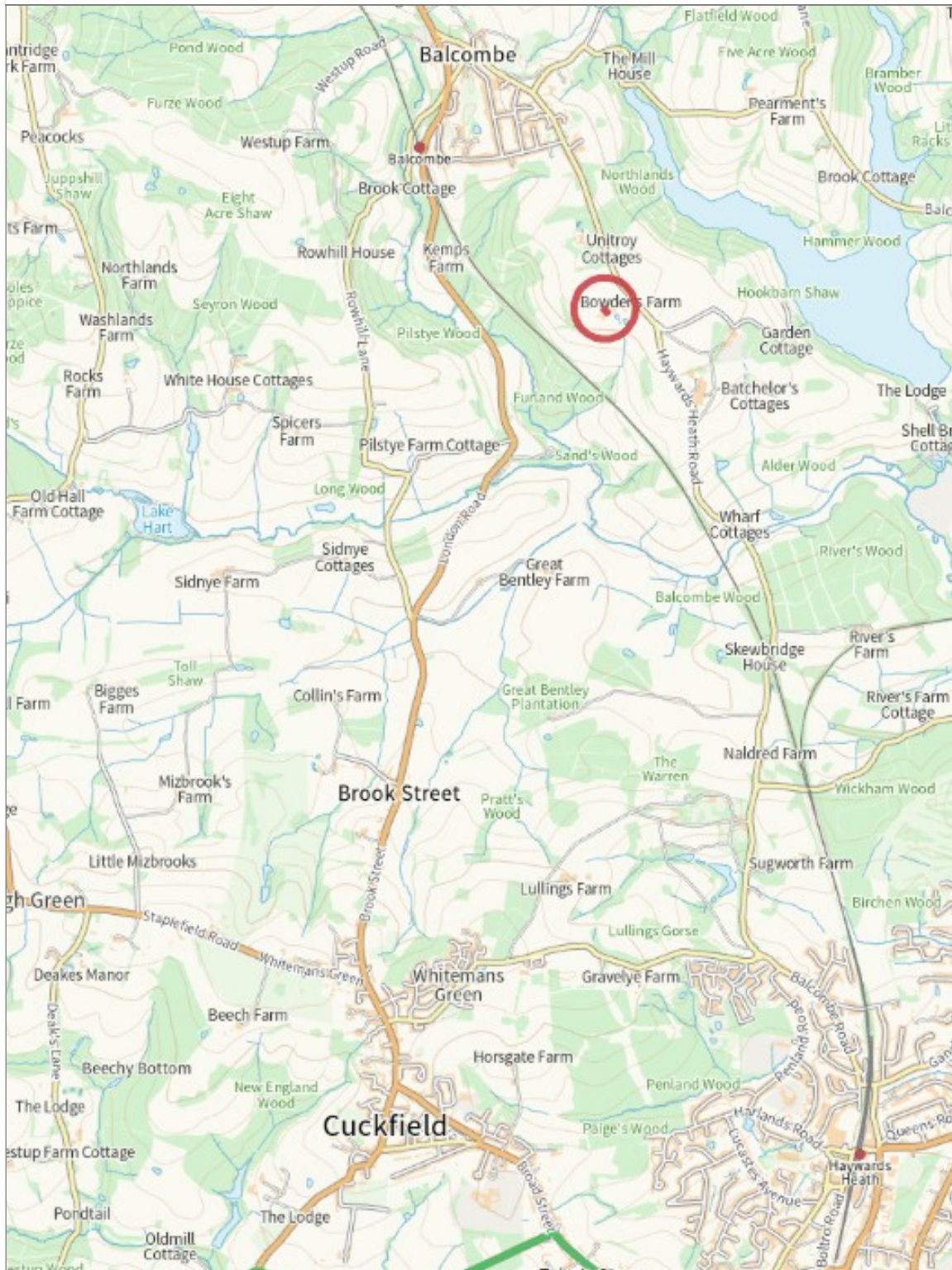
See Location Plan at Appendix One.

Summary

1. The overall Balcombe Estate extends to approximately 3,500 acres, of which approximately 1,000 acres is utilised by the Farm Partnership as a separate farming business to the estate, with circa 300 head beef herd.
2. There is a requirement for covered fodder storage for cattle that are over wintered at Bowders Farm.
3. An additional 360m² of covered storage space will help to improve Bowders Farm efficiency, reduce the need to replace spoiled bedding and fodder and help maintain herd health in the cattle throughout the winter.

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Appendix One – Location Plan



Appendix Two – Photographs of existing dilapidated brick built calf shed

