

**Holmsted Farm
Staplefield Road
RH17 5JT**

**Part 6 Prior Approval
Planning Statement
0365**

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1. Introduction

- 1.1 The application site is Holmsted Farm Staplefield Rd Cuckfield West Sussex RH17 5JT ('the Site'). The applicant is Suchnoon Limited, an agricultural business and contractor farming over 700 hectares of land at the Site and in the near area.
- 1.2 The Proposal is for the erection of a 36m x 8m Agricultural machinery store on land in agricultural use and near to existing agricultural infrastructure in the form of an agricultural weigh bridge. The maximum height is 6.0m to the ridge and the eaves measure 5.3m. The machinery store is needed to allow for the safe storage of the business's machinery. At present this is kept outside and subject to the elements. This new building will provide for will provide a safe machinery store and separate from combustible materials such as stored hay.
- 1.3 The building is designed to provide suitable space for the agricultural equipment. It would be clad with a fibre cement roof with juniper green box profile cladding. Machinery will be stored within the building to provide security and protection from the elements. The barn is reasonably necessary for the purposes of agriculture on ground there is no pre-existing dedicated agricultural store for the centralised storage of machinery. The only alternative building used for agriculture is a grain store and this cannot be contaminated with machinery.

2. Part 6, Class A Legislative Tests

Development not permitted

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 proposal would be carried out within a farm estate of around 700 hectares of owned and lease land.

(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 Class Q or S development has taken place.

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

The proposal is for the storage of machinery only and is clearly designed for that purpose.

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

The proposal is for the storage of machinery only and is clearly designed for that purpose.

(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; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The building would only measure 288m².

(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 is not 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 tallest building measures 6.0m tall at the ridge.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The buildings are located more the 25 metres from a metalled part of a trunk road or classified road.

(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 proposal would not be used for the accommodation of livestock nor storage of slurry.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The proposal is for the storage of hay and machinery only.

(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 proposal is for the storage of machinery only.

The proposal has been shown to not be excluded within paragraph A.1.

Conditions detailed within paragraph A.2 (1) confirm the development is permitted by Class A subject to the following.

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 proposal is for the storage of machinery only.

(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 proposal does not require any mineral extractions or deposits.

(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.

No waste deposits shall occur as part of this proposal.

(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 conditions

The proposal and this application process complies fully with the prescribed conditions.

3. Summary

- 3.1 Subject to the requirements of A.2 (2) (d) (i) which requires the developer to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required. The local planning authority have 28 days following the date of receiving the application to confirm their position.
- 3.2 The proposed machinery barn plus hardstanding of a size and design that is commensurate with the agricultural activities on the application site and is considered necessary to meet the minimum storage requirements within the agricultural holding.
- 3.3 The proposed building will be fully utilised for the purposes of agriculture on the holding. The type and design of the agricultural building is one that is seen in the rural area and visually acceptable.