

2 Stoaches Cottage

Supporting Statement

December 2025

Site:

2 Stoaches Cottages,
Freshfield Lane,
Danehill, RH17 7HQ

Project:

Prior Approval for Agricultural Outbuilding

Revision Audit

<u>Date</u>	<u>Rev</u>	<u>Author</u>	<u>Check by</u>	<u>Comment</u>
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1. Rubix Planners – Chartered Planners

- 1.1. Rubix Planning Ltd is an independent Chartered Town Planning consultancy providing professional planning and development advice across London and the South East of England. The practice is regulated by the Royal Town Planning Institute (RTPI) and operates in accordance with the RTPI Code of Professional Conduct.
- 1.2. This Supporting Statement has been prepared under the supervision of an MRTPI Chartered Town Planner with experience in agricultural development, permitted development rights and development proposals within nationally designated landscapes, including Areas of Outstanding Natural Beauty.
- 1.3. The advice contained within this Statement is based on a review of the site, the agricultural holding, the proposed development, and the relevant legislative framework governing agricultural permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Introduction

- 2.1. This Supporting Statement has been prepared to accompany a Prior Notification submission to the Local Planning Authority under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2.2. The application relates to the erection of an agricultural outbuilding at land associated with 2 Stoaches Cottages, Freshfield Lane, Danehill, RH17 7HQ. The proposed building is required to support the operational needs of an established agricultural unit and is intended solely for purposes reasonably necessary for agriculture, including the storage of agricultural machinery, equipment and materials.
- 2.3. The site lies within the High Weald Area of Outstanding Natural Beauty. Whilst this designation is acknowledged, agricultural permitted development rights are retained in such areas, subject to the prior approval process. The proposal has therefore been



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carefully considered in terms of siting, design, external appearance and landscape impact.

2.4. The purpose of this Statement is to:

- Describe the site and the agricultural holding;
- Set out the relevant legislative framework governing agricultural permitted development;
- Demonstrate that the land forms an agricultural unit exceeding 5 hectares;
- Assess the proposal in detail against the scope, limitations and conditions of Class A; and
- Address the matters relevant to the prior approval process.

2.5. The Statement follows the structure set out in the contents list and is supported by plans, drawings and documentary evidence submitted alongside the application.



Figure 1 Aerial view of the site



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Figure 2 Street view of the site

3. Site & Holding Description

The Application Site (Site 1)

- 3.1. The application site is located at land associated with and adjacent to 2 Stoaches Cottages, Freshfield Lane, Danehill, RH17 7HQ. The site lies in a rural location characterised by agricultural land, dispersed residential properties and farmsteads, accessed via Freshfield Lane.
- 3.2. 2 Stoaches Cottages forms the farmhouse associated with the agricultural unit. The dwelling is in the same ownership and control as the agricultural land and functions as the operational and residential base for the farming activities carried out across the holding, including land within Site 1, Site 2 and Site 3.
- 3.3. The land immediately adjoining the proposed building (hereafter referred to as *Site 1*) comprises open agricultural land in active agricultural use. The site is not located within a settlement boundary and is rural in character. The surrounding landscape is typical of the High Weald, with a mix of pasture, hedgerows, tree belts and undulating landform.
- 3.4. Site 1 extends to 16,650 square metres (1.665 hectares), as measured using Ordnance



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Survey digital mapping. The land forms part of a wider agricultural enterprise and is used in conjunction with additional land held under the same ownership and management.

- 3.5. The site lies within the High Weald Area of Outstanding Natural Beauty, a designation which recognises the national importance of the landscape. The implications of this designation are addressed in detail within Section 7 of this Statement.

The Wider Agricultural Holding (Sites 2 & 3)

- 3.6. In addition to the application site (Site 1), the agricultural unit comprises further parcels of land which are occupied and farmed as part of the same agricultural enterprise.
- 3.7. Site 2 comprises agricultural land in the same ownership as Site 1, located separately from the application site. This land is actively farmed and operated as part of the same holding. While not physically contiguous with Site 1, it forms part of the same agricultural unit for the purposes of Schedule 2, Part 6 of the General Permitted Development Order, which does not require land within an agricultural unit to be contiguous or held under a single land registry title.
- 3.8. Site 3 comprises agricultural land at Portmansford Farm, Furners Green, Danehill, TN22 3RJ, which is occupied by the Applicant under a long-standing rental arrangement and farmed as part of the same agricultural enterprise. The land is associated with Council Parish Holding (CPH) number 41/146/0182 and extends to approximately 45 acres (18.2 hectares). It is used for grazing livestock, overwintering cattle and associated fodder-related activities.
- 3.9. The agricultural occupation and use of Site 3 is corroborated by independent written evidence from the proprietor and owner of Portmansford Farm. A signed statement from Mrs Lacey Dexter confirms that the Applicant has, for many years, occupied and farmed land at Portmansford Farm under a long-standing verbal agreement, which includes livestock husbandry, grassland management, fodder production and the use of the Applicant's own agricultural machinery. This arrangement remains in place, and the



statement confirms that the Applicant now requires his own dedicated storage facilities to support these ongoing agricultural operations. This evidence is provided at Appendix A.

- 3.10. Sites 1, 2 and 3 are operated collectively as a single agricultural unit under the control of the same farming enterprise, trading as M.R. Heath. Machinery, equipment, materials and fodder are used across the holding as a whole, and livestock are moved between parcels in accordance with normal agricultural practice.
- 3.11. For the purposes of the GPDO, land does not need to be in freehold ownership or physically contiguous in order to form part of an agricultural unit. The relevant consideration is whether land is occupied and operated as a unit for the purposes of agriculture. In this case, all three sites are occupied and managed as part of the same agricultural enterprise.
- 3.12. The agricultural enterprise comprises the management of a beef suckler herd, together with associated livestock, with land used for grazing, overwintering, calving, and the production and storage of hay and silage for fodder. Agricultural machinery, equipment and materials are essential to these operations and are deployed across the agricultural unit as a whole.

The Agricultural Unit

- 3.13. Taken together, Sites 1, 2 and 3 comprise a single agricultural unit extending to approximately 23.24 hectares. Although the land parcels are not contiguous, the land is occupied and operated as one agricultural enterprise and managed as a single holding for the purposes of agriculture, with shared livestock, machinery, labour and operational arrangements. The GPDO does not require land within an agricultural unit to be physically contiguous or held in freehold ownership.



4. Description of Proposed Development

- 4.1. The proposal comprises the erection of a single agricultural outbuilding to support the operational needs of the agricultural unit described in Section 3 of this Statement.

Type and Use of Building

- 4.2. The proposed building is an agricultural storage structure intended for purposes reasonably necessary for agriculture. The building will be used for the storage of agricultural machinery, equipment, tools and materials associated with the management and operation of the agricultural unit. No residential, commercial, equestrian or non-agricultural uses are proposed.
- 4.3. The building will not contain any habitable accommodation, welfare facilities or services that would facilitate an alternative use. It is not intended for subdivision or independent occupation.

Scale and Dimensions

- 4.4. The building is rectangular in plan and measures approximately 18.0 metres in length by 9.0 metres in width, providing a functional internal floor area appropriate to its agricultural purpose.
- 4.5. The structure has a simple dual-pitched roof with a pitch of approximately 15 degrees. The overall height, including ridge and eaves, is consistent with a modest agricultural building of this type and scale. Exact heights are shown on the submitted elevation drawings.

Construction and Materials

- 4.6. The building is of steel portal frame construction, with steel columns, rafters and purlins forming the primary structure. The frame will be fixed to concrete pad foundations via base plates and anchor fixings, as indicated on the submitted drawings.
- 4.7. External elevations and roof coverings comprise profiled metal sheeting of an



agricultural specification. The materials are typical of agricultural buildings and have been selected for durability, low maintenance requirements and suitability for rural use.

- 4.8. Openings are limited to those required for agricultural access and functionality. There is no domestic-style fenestration.

Siting and Orientation

- 4.9. The building is sited within the agricultural holding adjacent to Site 1, positioned to allow convenient access for agricultural machinery and operations. The siting has been informed by existing landform and patterns of use within the holding.
- 4.10. The building is located more than **25 metres from the metalled edge of Freshfield Lane**, a classified road for the purposes of the Town and Country Planning (General Permitted Development) (England) Order 2015. The precise siting and set-back distance are shown on the submitted site plan.

Access, Hardstanding and Services

- 4.11. Access to the building will be taken from existing agricultural access arrangements serving the holding. The access is visible from Freshfield Lane but softened by boundary vegetation. No new vehicular access points onto the public highway are proposed.
- 4.12. Any associated hardstanding will be limited to what is reasonably necessary for agricultural use and the safe manoeuvring of machinery. No additional services are proposed beyond those strictly required for agricultural operations.

Summary

- 4.13. In summary, the proposal comprises a modestly scaled, functionally designed agricultural building of a form, construction and appearance typical of agricultural development. The building is intended solely to support the operational needs of the agricultural unit and has been designed accordingly.



5. Legal Framework

Statutory Context

- 5.1. The application is made pursuant to Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO).
- 5.2. The GPDO grants planning permission for certain forms of development described as permitted development, subject to compliance with defined limitations and conditions. Where development falls within the scope of permitted development, planning permission is not required, although a prior approval process may apply in respect of specified matters.

Agricultural Permitted Development - Part 6

- 5.3. Part 6 of Schedule 2 to the GPDO relates to agricultural and forestry development. Class A permits the erection, extension or alteration of a building, or the carrying out of excavations or engineering operations, on agricultural land comprised in an agricultural unit, provided the development is reasonably necessary for the purposes of agriculture within that unit.
- 5.4. For the purposes of Class A, an “agricultural unit” is defined by paragraph D.1 of Part 6 as land which is occupied as a unit for the purposes of agriculture. The GPDO does not require land within an agricultural unit to be physically contiguous, provided it is occupied and operated as a single agricultural enterprise.
- 5.5. Class A applies where the agricultural unit exceeds 5 hectares in area. As set out in Section 3 of this Statement, the agricultural unit in this case extends to 23.24 hectares, calculated using Ordnance Survey digital mapping, and therefore falls within the scope of Class A development.

Limitations and Conditions

- 5.6. Development under Class A is subject to a series of limitations and conditions, including



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restrictions relating to:

- The siting of buildings in proximity to classified roads;
- The size, height and cumulative scale of agricultural buildings;
- The use of the building for purposes other than agriculture; and
- The relationship of the development to protected buildings and designated land.

5.7. In addition, certain matters are subject to a prior approval process by the Local Planning Authority. These matters include the siting, design and external appearance of the building, and highways considerations where relevant.

Designated Land

5.8. The application site lies within the **High Weald Area of Outstanding Natural Beauty**. The GPDO does not remove agricultural permitted development rights within Areas of Outstanding Natural Beauty; however, development is subject to the prior approval process, and careful consideration must be given to siting, design and external appearance to ensure that landscape character is respected.

5.9. The implications of the AONB designation are addressed in detail in Section 7 of this Statement.

Purpose of the Compliance Assessment

5.10. The following section of this Statement (Section 6) provides a detailed assessment of the proposal against the scope, limitations and conditions of Schedule 2, Part 6, Class A of the GPDO. This includes consideration of whether the development is reasonably necessary for the purposes of agriculture, whether it complies with all relevant limitations, and whether the matters subject to prior approval have been appropriately addressed.

6. Detailed GPDO Compliance Assessment

6.1. This section assesses the proposed development against the scope, limitations and conditions of Schedule 2, Part 6, Class A of the Town and Country Planning (General



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Permitted Development) (England) Order 2015 (as amended).

Scope of Class A Development

6.2. Class A permits:

“The erection, extension or alteration of a building, or the carrying out of excavations or engineering operations, on agricultural land comprised in an agricultural unit.”

6.3. The proposed development comprises the erection of a new agricultural building on agricultural land forming part of a defined agricultural unit. The development therefore falls within the scope of Class A, subject to compliance with the relevant limitations and conditions.

Agricultural Unit Qualification

6.4. Paragraph D.1 of Part 6 defines an agricultural unit as land which is occupied as a unit for the purposes of agriculture.

6.5. As set out in Section 3 of this Statement, the agricultural unit comprises:

- Site 1, extending to 1.665 hectares; and
- Site 2, extending to 3.367 hectares and held under Land Registry title ESX287280 (excluding ESX368354).
- Site 3, comprising approximately 18.21 hectares of agricultural land at Portmansford Farm, Furners Green, Danehill, TN22 3RJ, which is occupied under a rental arrangement and farmed as part of the same agricultural enterprise.

6.6. The combined agricultural unit extends to **23.24 hectares**, calculated using Ordnance Survey digital mapping. The land is occupied and operated as a single agricultural enterprise under common ownership and management, with shared machinery, labour and operational arrangements.

6.7. For the purposes of Schedule 2, Part 6 of the Town and Country Planning (General



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Permitted Development) (England) Order 2015 (as amended), an 'agricultural unit' means agricultural land which is occupied as a unit for the purposes of agriculture (paragraph D.1). The statutory definition does not require land to be physically contiguous or within a specified distance; the test is whether land is genuinely occupied and managed as a single agricultural enterprise. This is a question of fact and degree, and in practice Inspectors and decision-makers have treated non-contiguous parcels of land as a single agricultural unit where the land is demonstrably operated together as one enterprise.

6.8. The agricultural unit therefore, exceeds 5 hectares and qualifies for Class A development.

Use of the Building for the Purposes of Agriculture

6.9. The proposed building is intended solely for purposes reasonably necessary for agriculture within the agricultural unit. Its function is to provide storage for agricultural machinery, equipment, tools and materials associated with the day-to-day management of the holding.

6.10. The building will not be used for:

- Residential purposes;
- Commercial or industrial activities unrelated to agriculture;
- Equestrian or livery uses; or
- Any activity falling outside the definition of agriculture set out in section 336 of the Town and Country Planning Act 1990.

6.11. The proposed use is therefore fully compliant with Class A.

6.12. It is also noted that the Local Planning Authority has previously granted permission for an agricultural barn of comparable scale and purpose at Land to the East of Freshfield Lane (ref. **DM/22/0519**). That development comprised a 15m x 10m agricultural barn with associated access and turning arrangements and was approved under delegated powers in April 2022. While each application must be determined on



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its own merits, this decision demonstrates the Local Planning Authority's acceptance in principle of agricultural buildings of this nature within the same rural and landscape context. This decision is cited for contextual consistency only, to demonstrate the approach taken to agricultural development within the locality, and is not relied upon as precedent for the purposes of this application.

Reasonable Necessity

- 6.13. For the avoidance of doubt, the operational requirement for the proposed building arises directly from agricultural activity undertaken at Site 3, which forms part of the wider agricultural unit as described in Section 3 of this Statement and is evidenced at Appendix A.
- 6.14. Site 3 is occupied by the Applicant under a lawful agricultural tenancy arrangement and is actively farmed as part of the same agricultural enterprise. The land supports a mixed livestock operation comprising approximately 20 cattle and 20 goats, together with associated grazing management, field maintenance and fodder handling. These activities are integral to the functioning of the agricultural unit as a whole and are undertaken on a day-to-day basis as confirmed by the landowner statement at Appendix A.
- 6.15. The proposed building is required to provide secure and weatherproof storage for a tractor, associated agricultural machinery, implements, hay and straw used in connection with livestock husbandry across the holding. The scale and specification of the building are proportionate to these operational requirements and reflect standard agricultural practice.
- 6.16. Importantly, the siting of the building at this location is functionally and operationally necessary. The machinery and materials to be stored are routinely used at Site 3, and the provision of on-site storage avoids inefficient and impractical movement of equipment between parcels of land, which would otherwise increase vehicle movements, operational costs and security risks.



- 6.17. No alternative suitable locations exist elsewhere within the agricultural unit. Other parcels of land are either geographically remote from Site 3, lack appropriate access, or are unsuitable in practical terms to accommodate the storage of machinery and fodder required for the livestock operation carried out at this site. The proposal therefore represents the most logical and efficient siting of the building in agricultural terms.
- 6.18. The fact that part of the agricultural unit is occupied under a tenancy does not preclude reliance on Part 6 permitted development rights. The GPDO test is whether the land is occupied and operated as a unit for the purposes of agriculture, rather than the form of land ownership. In this case, the land is demonstrably farmed as part of a single agricultural enterprise, with shared livestock, machinery and management arrangements, as evidenced at Appendix A, and therefore fully qualifies as an agricultural unit for the purposes of Class A.
- 6.19. The functional relationship between the proposed building and agricultural activity undertaken at Site 3 is supported by third-party evidence from the landowner of Portmansford Farm. As set out in Appendix A, the proprietor confirms that the Applicant has, for many years, carried out livestock husbandry, grassland management and fodder production on that land, and that machinery and fodder storage have historically been accommodated within existing farm buildings. As the Applicant no longer resides at Portmansford Farm, the provision of a secure and weatherproof storage facility within the agricultural unit is now operationally necessary to enable the continuation of lawful agricultural activity across the holding.
- 6.20. Accordingly, the proposed development is reasonably necessary for the purposes of agriculture within the meaning of Schedule 2, Part 6, Class A of the GPDO.

Limitations Relating to Location and Siting

- 6.21. Class A.1(e) restricts development where a building would be erected within 25 metres of the metalled part of a classified road.
- 6.22. Freshfield Lane is a classified road for the purposes of the GPDO. The proposed



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building is sited more than 25 metres from the metalled edge of the highway. This is clearly demonstrated on the submitted site plan. The proposal therefore complies with Class A.1(e).

Limitations Relating to Size, Height and Cumulative Development

- 6.23. The proposed building falls within the size and height limitations prescribed by Class A. The footprint, eaves height and ridge height are consistent with a modest agricultural building and are shown on the submitted drawings.
- 6.24. There are no other buildings erected under Part 6 within the relevant period that, when taken cumulatively with the proposed development, would exceed the applicable thresholds. The proposal therefore complies with the cumulative development limitations of Class A.

Use Restrictions and Capability of Conversion

- 6.25. Class A does not permit development that is designed or used for purposes other than agriculture.
- 6.26. The proposed building:
- Is of a simple, functional agricultural form;
 - Uses agricultural-grade materials;
 - Contains no domestic-style features or fenestration;
 - Includes no services or facilities that would facilitate residential or commercial occupation.
- 6.27. The design and specification of the building reinforce its agricultural purpose and do not suggest an alternative or future non-agricultural use.

Protected Buildings and Designated Land

- 6.28. There are no protected buildings within the meaning of the GPDO that would restrict the proposed development.



- 6.29. The site lies within the High Weald Area of Outstanding Natural Beauty. Class A development is not excluded within Areas of Outstanding Natural Beauty, but is subject to prior approval in respect of siting, design and external appearance. These matters are addressed in detail in Section 7 of this Statement.

Prior Approval Matters

- 6.30. The matters subject to prior approval under Class A include:

- Siting;
- Design and external appearance; and
- Highways considerations, where relevant.

- 6.31. These matters have been fully considered in the preparation of the proposal and are addressed in Sections 7 and 8 of this Statement.

Summary of Compliance

- 6.32. In summary:

- The land comprises an agricultural unit exceeding 5 hectares;
- The development falls within the scope of Class A;
- The building is reasonably necessary for the purposes of agriculture;
- All relevant limitations and conditions of Class A are met; and
- Matters subject to prior approval have been properly addressed.

- 6.33. The proposed development therefore constitutes permitted development under Schedule 2, Part 6, Class A of the GPDO.

7. Siting & Landscape Appraisal

Landscape Context

- 7.1. The application site lies within the **High Weald Area of Outstanding Natural Beauty**, a



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nationally designated landscape recognised for its distinctive character, including dispersed farmsteads, irregular field patterns, mature hedgerows, woodland blocks and an undulating landform.

- 7.2. The agricultural unit is characteristic of this landscape type, with land in active agricultural use forming part of the wider rural setting around Freshfield Lane. Built form in the vicinity is sparse and typically comprises individual dwellings, farm buildings and ancillary agricultural structures set within a well-vegetated landscape.

Siting of the Proposed Building

- 7.3. The proposed agricultural building has been sited within the agricultural holding to respond to existing patterns of land use and to minimise landscape and visual impact.
- 7.4. The siting has been informed by the following considerations:
- Proximity to the land it is intended to serve, reducing the need for additional movement across the holding;
 - Relationship to existing agricultural activity, avoiding isolated or prominent siting within open fields;
 - Utilisation of localised containment provided by landform and existing vegetation; and
 - Avoidance of visually sensitive locations, including skylines and elevated ridgelines.
- 7.5. The building is positioned so that it does not appear visually dominant when viewed from public vantage points, including Freshfield Lane and surrounding public footpaths. While the site entrance itself is visible from the highway, views into the wider site are filtered by existing boundary vegetation and the building is set back within the holding, such that its visual presence is limited and read within the established agricultural context.

Scale and Form in the Landscape

- 7.6. The scale of the proposed building is modest in agricultural terms and is proportionate



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to the size of the agricultural unit. The rectangular form, simple roof profile and limited overall height are typical of agricultural buildings within the High Weald.

- 7.7. The building does not introduce an incongruous form or massing into the landscape and reflects the utilitarian character traditionally associated with agricultural development in this area.

Design and External Appearance

- 7.8. The external appearance of the building has been deliberately kept functional and understated. Materials comprise profiled metal sheeting of an agricultural specification, selected for durability and suitability for rural use.
- 7.9. The absence of domestic detailing, extensive glazing or decorative features ensures that the building reads clearly as an agricultural structure rather than a non-agricultural or residential building. This approach is consistent with good practice for agricultural development within designated landscapes.

Visual Impact

- 7.10. Due to its siting, scale and form, the visual impact of the proposed building will be limited and localised. Existing hedgerows, tree belts and landform provide a degree of natural screening, reducing visibility from wider viewpoints.
- 7.11. Where views of the building are available, it will be seen in the context of working farmland and associated agricultural activity, reinforcing its functional relationship with the land rather than appearing as an alien or intrusive feature.

Effect on the High Weald AONB

- 7.12. The proposal has been carefully designed and sited to conserve the landscape character and scenic beauty of the High Weald AONB. The development does not result in suburbanisation, erosion of rural character or harm to key landscape features.



- 7.13. Given the functional agricultural nature of the building, its modest scale and its sensitive siting, the proposal accords with the objective of conserving and enhancing the natural beauty of the AONB while allowing for the reasonable operational needs of agriculture.

8. Highways & Access

- 8.1. The agricultural unit is served by an **existing established access** from Freshfield Lane. This access is currently used for agricultural purposes and will continue to serve the holding following the erection of the proposed building.
- 8.2. No new vehicular access points onto the public highway are proposed as part of the development. The existing access will be retained and preserved, and no works are proposed that would alter its alignment or relationship with the public highway. Visibility at the access will remain as existing, and no changes are proposed that would materially affect its appearance or operation.
- 8.3. The use of the existing access ensures that the proposal does not result in any intensification of access arrangements beyond that already associated with the agricultural use of the land. Vehicle movements associated with the proposed building will be limited to those necessary for agricultural operations and will be consistent with the lawful use of the holding.
- 8.4. Freshfield Lane is a classified road for the purposes of the Town and Country Planning (General Permitted Development) (England) Order 2015. As demonstrated on the submitted site plan, the proposed building is located more than **25 metres from the metalled edge of the highway**, thereby complying with the relevant limitation set out under Schedule 2, Part 6, Class A.
- 8.5. Given the retention of an existing access, the absence of any new highway works and the modest scale of the proposed agricultural development, the proposal gives rise to



no adverse highways or safety impacts.

9. Conclusion

- 9.1. This Supporting Statement has demonstrated that the proposed agricultural building complies fully with the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 9.2. The land forms a defined agricultural unit extending to approximately **23.24 hectares**, comprising owned and rented land occupied and operated as a single agricultural enterprise. The proposed building is reasonably necessary to support the agricultural activities undertaken across the holding, including livestock management and the storage of machinery, equipment and materials.
- 9.3. All relevant limitations and conditions of Class A have been satisfied. The building is appropriately sited, is more than 25 metres from the metalled edge of a classified road, and is designed in a functional agricultural form using materials typical of rural development. The site lies within the High Weald Area of Outstanding Natural Beauty; however, the proposal has been carefully considered in terms of siting, design and landscape impact and will conserve the character and appearance of the designated landscape.
- 9.4. Access to the site will continue to be taken from an existing established access, with no new highway works proposed.
- 9.5. For the reasons set out in this Statement, it is concluded that the proposed development constitutes permitted development under Schedule 2, Part 6, Class A of the GPDO, and the Local Planning Authority is respectfully requested to confirm that prior approval should be granted in respect of the matters submitted.



ASSESSMENT OF PROPOSAL AGAINST PART 6 CLASS A.

GPDO Reference	Criterion	Proposal	Complies
Part 6, Class A	Development on agricultural land forming part of an agricultural unit of 5 hectares or more	The agricultural unit comprises Sites 1, 2 and 3, extending to approximately 23.24 hectares in total	☒ Yes
Part 6, Class A	Erection of a building reasonably necessary for the purposes of agriculture	The building is required for storage of agricultural machinery, equipment and materials associated with a beef suckler herd and general farm operations	☒ Yes
D.1	Agricultural unit defined as land occupied as a unit for the purposes of agriculture	All sites are operated under common management as a single agricultural enterprise, trading as M.R. Heath and associated with CPH number 41/146/0182	☒ Yes
A.1(a)	Building must be reasonably necessary for the purposes of agriculture within the unit	The scale and function of the building are proportionate to the size of the holding and support day-to-day livestock and land management operations	☒ Yes
A.1(b)	Development must not include a dwelling	The proposal is for an agricultural building only and does not include residential accommodation	☒ Yes
A.1(c)	Development must not be within 25 metres of the curtilage of a dwellinghouse not forming part of the agricultural unit	The building is located more than 25 metres from any dwellinghouse not forming part of the agricultural unit. Stoaches Cottages forms part of the unit	☒ Yes
A.1(d)	Development must not be within 25 metres of a classified road	Freshfield Lane is a classified C road. The proposed building is located more than 25 metres from the metalled edge of the highway.	☒ Yes
A.1(e)	Development must not be within a National Park, AONB or conservation area if restricted	The site is not subject to any designation that removes Class A permitted development rights	☒ Yes
A.1(f)	Building height must not exceed 12 metres, or 3 metres near aerodromes	The proposed building height is well below the maximum permitted height	☒ Yes



GPDO Reference	Criterion	Proposal	Complies
A.1(g)	External appearance must be appropriate to its agricultural use	The building adopts a simple agricultural form and materials typical of rural farm buildings	☒ Yes
A.1(h)	Works such as hardstanding must be reasonably necessary for agricultural purposes	Any associated hardstanding is limited in extent and required for access and manoeuvring of agricultural machinery	☒ Yes
A.2	Development subject to prior approval in respect of siting, design and external appearance	This Supporting Statement and the submitted drawings address siting, scale, design and landscape impact in detail	☒ Yes



Appendix A – Statement from Landowner at Portmansford Farm

Appendix A comprises a signed statement dated 21 December 2025 from Mrs Lacey Dexter, proprietor and owner of Portmansford Farm, Furners Green, Danehill, confirming the Applicant's long-standing agricultural occupation and use of land at Portmansford Farm as part of the wider agricultural enterprise.

TO WHOM IT MAY CONCERN

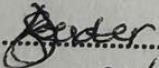
I have known Mr. Mark Heath for over 15 years as a friend and colleague.

Mark resided on my farm as a tenant and subsequent to the birth of my second child and my commitments to my family, we have had a verbal agreement whereby Mark tends to my cattle whilst tending to his own. This includes time, labour and attention to maintaining the grassland on the farm with his own machinery.

This agreement includes that he makes and provides all fodder for the herds.

In return, Mark is permitted to keep his cows and calves at Portmansford Farm; grazing them over the summer months and over-wintering them in my barn. He also is provided with storage for fodder in my barn for us both. This is a long-standing verbal and mutual agreement.

Mark no longer resides on my farm but resides very locally. He now requires to have his own storage facility. Our agreement still stands.

Signed:

21/12/2025

Mrs. Lacey Dexter
Proprietor and Owner
Portmansford Farm
Tanyard Lane
Furners Green
UCKFIELD
East Sussex
TN22 3RJ