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Mid Sussex District Council Planning

Dear Sir/Madam,

Re: Prior Notification of Proposed Agricultural Building at Tremains Farm, Treemans Road, Horsted Keynes, Haywards Heath, West Sussex, RH17 7EA

On behalf of the applicant Mark Hardy we are seeking confirmation from Mid Sussex District Council that Prior Approval is not required to implement Class A of Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The notification relates to a proposed agricultural building to be constructed at Tremains Farm, Treemans Road, Horsted Keynes, RH17 7EA ('the site').

Together with this covering letter, the application submission includes the following information:

- Completed Application Forms;
- Planning Fee;
- Location Plan;
- Proposed Elevations and Floor Plan;
- Farm plan.

The submission, including this covering letter provides all the relevant information required to meet the conditions identified in Part 6, Class A.2 (2) (i) and (ii).

The Site

Tremains Farm

The application site is located within approximately 110 hectares of agricultural land, which forms part of Tremains Farm. The farm is now run as a stock farm, currently with

sheep, but the intention is to move to suckler Sussex beef cattle, alongside the sheep flock.

The farm land lies largely to both the east and west of Treemans Road, as shown on the farm plan that has been submitted with the application.

The Application Site

The application site is located to the main complex of farm building at Tremails Farm, which lies to the east of Treemans Road, near the village of Horsted Keynes which lies to the north.

The site of the proposed agricultural building is located adjacent to a concrete access track which runs north-south direction. This concrete access leads to Treemans Road to the east which is a classified C Road.

Below is a location plan showing the position of the proposed building in relation to the surroundings:



[INSERT SCALE LOCATION PLAN]

The Proposal

The proposal is to construct an agricultural building for the purpose of storing agricultural equipment, machinery, hay and straw.

The proposed building is 30 metres in length and 12 metres in width. It is 6.5 metres in total height to the ridge of the roof and 4.5 metres to the eaves.

The building is a steel framed building with grey fibre cement roof. The end cladding will consist of tanalised Yorkshire boards and the side cladding will consist of steel sheets which are painted green. Both ends and one side will have concrete panels to a height of 2 metres.

The design of the building is simple and functional, and has been designed to meet the specific needs of the agricultural operation. It will be well located close to the

access on to the land, both to Treemans Road and the concrete access track within the farm. It is therefore well placed to serve the agricultural operation.

The remainder of this Covering Letter addresses the proposal in relation to the requirements set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Schedule 2, Part 6, Class E

Part 6, Class A of the General Permitted Development Order states that permitted development consists of the following:

'The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –

- (a) Works for the erection, extension or alteration of a building; or*
- (b) Any excavation or engineering operations,*

Which are reasonably necessary for the purposes of agriculture within that unit.'

Class A.1 sets out the circumstances where development is not permitted.

The proposed building is considered to be permitted development, for the following reasons:

- (a) The development would not be carried out on a separate parcel of land forming part of the unit which is less than 1 ha in area;
- (b) It would not 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;
- (c) It would not consist of or include the erection, extension or alteration of a dwelling;
- (d) It would involve the provision of a building designed for agricultural purposes
- (e) (ii) The ground area of the building would not exceed 1500m² (calculated as described in D.1(2)(a) of this Part;
- (f) The height of the building would exceed 3 metres (6.5 metres) but it is not within 3 km of the perimeter of an aerodrome;
- (g) The site is not within 3km of an aerodrome and would not exceed 12 metres in height;
- (h) No part of the development would be within 25 metres of the metalled part of a trunk road or classified road;
- (i) The proposed building would be within 400 metres of the curtilage of a protected building. However, it will not be used for livestock or for the storage of slurry or sewage sludge;
- (j) It would not involve excavations or engineering operations on article 2(4) land which are connected with fish farming; or
- (k) The building would not be used for storing fuel or waste from a biomass boiler or anaerobic digestion system. The proposed building will be used for storage

of agricultural machinery, hay and straw associated with the agricultural business operating on the land;

- (l) The erection of the building would not be carried out on land which is, or is within the curtilage of a scheduled monument.

Class A.2 (Conditions)

Class A.2 (1) provides conditions whereby development under Class A for the erection of a building is permitted. 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, the building resulting from the development should not be used for accommodating livestock or for the storage of slurry or sewage, for housing a biomass boiler or anaerobic digestion system or for the storage of fuel or waste from the boiler or system or for housing a hydro-turbine. It is confirmed that the development will be within 400 metres of the curtilage of a protected building, however it will not be used for livestock or for the storage of slurry or sewage sludge;
- (b) The proposed development does not involve the extraction of minerals or the removal of minerals;
- (c) Waste materials will not be brought on to the land from elsewhere;

Part (2) specifies that development consisting of the erection of a building is permitted by Class A subject to conditions as follows:

- (i) The developer must, before beginning the development, apply 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 or, as the case may be, the siting and means of construction of the private way;
- (ii) The application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;
- (iii) Sets out that development must not begin must not begin before (aa) to (cc) have occurred.

This application constitutes the submission under Class A.2 for a determination as to whether the prior approval of Mid Sussex District Council will be required for the siting, design and external appearance of the building.

The Agricultural Need

The proposed agricultural building is required in order to serve the 110 hectares of agricultural land, currently used as a stock farm with sheep and with the intention to introduce Sussex beef cattle. Due to the scale of the holding it is necessary for a specific structure to enable the ongoing agricultural operation of the farm.

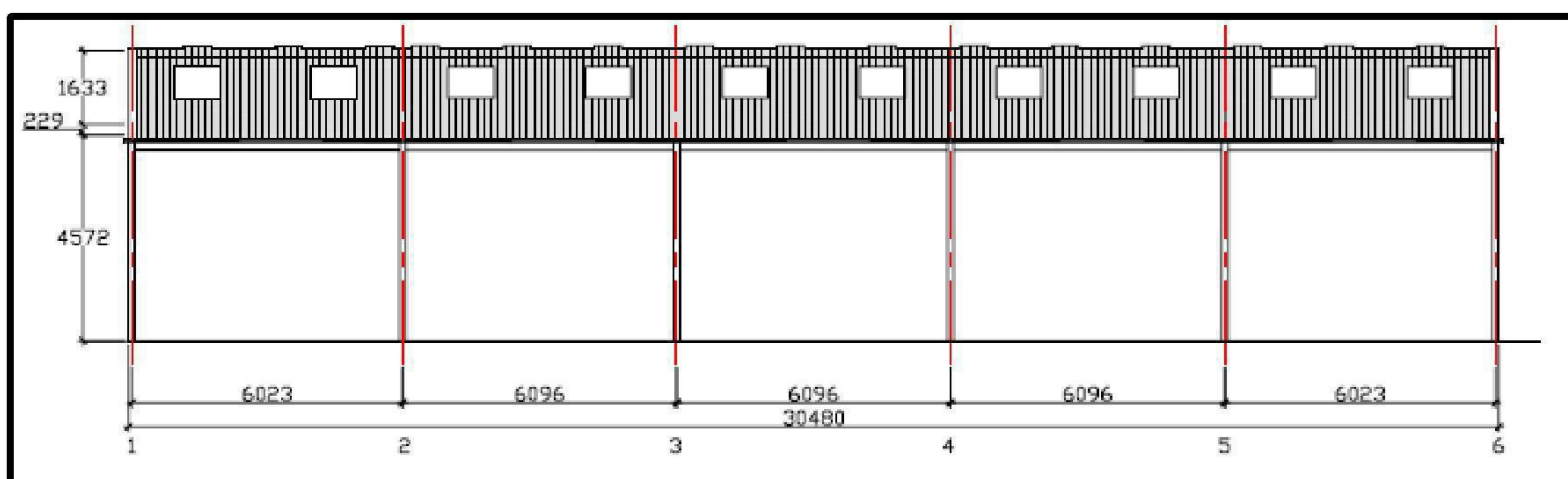
The proposed building features an open plan layout which has been tailored for the storage of large agricultural machinery and weather-sensitive winter feed. Currently high value machinery (including tractors, cultivation implements and hay making equipment are left exposed. This exposure compromises mechanical reliability, depreciates the value of the machinery and hinders the operation of the farm.

By consolidating the equipment storage in to a purpose built building Tremains Farm will improve its operational efficiency and protect its vital assets from weather deterioration. It is therefore considered to be reasonably necessary for the purposes of agriculture.

The proposed siting of the building has been selected as it is close to the access and adjacent to the track and hardstanding. It is position which is well suited to the agricultural operation on the land. Its position will reduce movements across the holding and make the farm more efficient, therefore improving long-term viability of the enterprise.

The design of the proposed building is a simple, functional utilitarian structure to support the needs of the existing agricultural business. The east elevation of the building has open sides to allow easy access to store the agricultural equipment, hay and straw. The 4.5 metre eaves height is essential to provide safe clearance for large scale modern agricultural implements and machinery, tipping trailers and stacked winter feed. The scale of the building (approx. 360m²) is modest in comparison to the size of the holding, yet will significantly improve the operation of the farm.

The external appearance consists of a steel frame and grey fibre cement roof. The end cladding will consist of tanalised Yorkshire boards and steel sheets which are painted green. and green box profile sheeting above concrete panels. These materials are used on many agricultural buildings throughout the countryside and will fit well with the rural location. Both ends and one side will have concrete panels to a height of 2 metres. The site is within the High Weald National Landscape; however the design and external appearance is typical of rural agricultural buildings, many of which are found in the High Weald. The proposed siting is adjacent to other built form in this location, including the existing Tremains Farm agricultural buildings and the existing concrete access. It is not in an isolated location and relates well to the existing agricultural structures.



The agricultural building will provide a clean, dry storage area that is purpose built for the storage of hay and machinery associated with the agricultural work on site. There

are currently no buildings on the land which can serve this purpose and therefore the building is reasonably necessary for the agricultural operation.

As such it is considered that prior approval should not be required by Mid Sussex District Council.

Class A.2 (2) (i) states that:

The application must be accompanied by a written description of the proposed development, the materials to be used and a plan indicating the site together with any fee required to be paid;

The written description of the proposed development has already been provided earlier within this covering letter which includes the dimensions of the building and the materials proposed to be used. A location plan with a scale has been provided which shows the proposed location of the building together with the land parcel the building will be situated within. The planning fee shall be duly paid by our client. The requirements of Class A.2 Part 2 (b) are therefore considered to be met.

Class A.2 sets out further conditions (iii) (aa), (bb) and (cc) which relate to the commencement of development, the display of a site notice should prior approval be required, the development being carried out in accordance with the submitted details and finally, the time period within which the development should be carried out.

Conclusion

This prior notification application seeks confirmation from Mid Sussex District Council that prior approval is not required for the erection of an agricultural building to support the agricultural enterprise at Tremains Farm.

The application is submitted in order to comply with Schedule 2, Part 6, Class A.2 Part 2 (i). It concludes that the proposed agricultural building is reasonably necessary for the purposes of agriculture under Class A (a) and is considered permitted development under Class A.1 (a) – (k). The conditions set out within Class A.2 have been duly met through the submission of the application supporting particulars.

We trust that on this basis that Mid Sussex District Council will be able to confirm within 28 days that prior approval will not be required for the proposed agricultural building.

If there are any further questions or further information is required in relation to the application, please do not hesitate to contact us.

Yours Faithfully,

