



**Proof of Evidence: Andrew Sierakowski
BSc (Econ)Hons, MSc, GDL, LLM, MRTPI**

Appendices: Part 2

WSCD005

Acting County Planning Manager, West Sussex County Council

Appeal by PJ Brown (Civil Engineering) Ltd.

**Land East of Dan Tree Farm, London Road,
Bolney, West Sussex, RH17 5QF**

PINS Ref:
APP/D3830/C/23/3319435
MSDC Ref: AP/23/0042

August 2024

WSCD005

Contact:
Mr P Rainier, 01444 477328
PeterMR@midsussex.gov.uk

Your Ref:
Our Ref: PR/AR
BK/01/1232/AGRDET

Date:
17 July 2001

Mr D Rawlins
Bolney Park Farm
Broxmead Lane
Bolney
HAYWARDS HEATH
RH17 5RJ

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
(AGRICULTURAL AND FORESTRY BUILDINGS AND OPERATIONS)**

**APPLICATION FOR DETERMINATION AS TO WHETHER DEVELOPMENT REQUIRES
PLANNING APPROVAL**

REFERENCE NO: BK/01/01232/AGRDET

APPLICANT: DANE RAWLINS

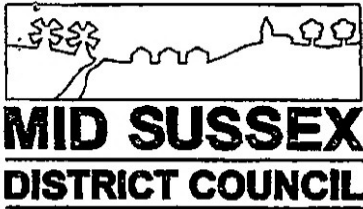
**PROPOSAL: AGRICULTURAL DETERMINATION APPLICATION FOR THE INFILLING
OF THE BOMB CRATER, LEVELLING AND RE-SEEDING OF AREA;
EASING OF THE SLOPE OF THE FIELD, AND BANKING AND PLANTING
OF THE LOWER SLOPE**

**LOCATION: BOLNEY PARK FARM, BROXMEAD LANE, BOLNEY, HAYWARDS
HEATH, RH17 5RJ**

Further to your notification of the above development received 20th June 2001 it has been determined the Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:

Landscaping as shown on the submitted drawings is implemented during the next available planting season and no works be undertaken which disturb or affect the Site of Nature Conservation Importance immediately to the north and east.

Your application did not include the provision for any extension to the existing access track. Consequently this may be undertaken only as necessary to implement the development



Determination Form in respect of certain Agricultural or Forestry Developments

MID SUSSEX DC.
20 JUN 2001
PLANNING DEPT.

Office Use Only
Ref: BK 01.1232.AGRDEV.
Date:
Date ackn:
28 day deadline:

Please detach and read the Notes for Guidance before completing this form.

Do not start work until:

- ★ the authority have notified you in writing that prior approval is not required; or
- ★ you have received approval from the authority; or
- ★ at least 28 days have elapsed from the date your form was received by the authority, and they have not notified you that prior approval is or is not required.

1. The Site

i. Name and address of person(s) submitting this form

Dave Rawlinson
BOLNEY PARK FARM.
BOLNEY
WEST SUSSEX RH14 5RJ.

Telephone No. 01444 882150 - 0304768 116425

ii. Name and address of farm and occupier (if different from i. above)

.....
.....
.....

Telephone No.

iii. What is the area of the agricultural unit? 52.6 hectares

Agricultural unit means agricultural land which is occupied as a unit for the purposes of agriculture.

iv. What is the area of the parcel of land where the development is to be located? (see note 3)

- 1 hectare or more less than 1 hectare but at least 0.4 hectare less than 0.4 hectare

v. What is the Ordnance Survey grid reference of the proposed development?

TA 273 243

vi. Does the proposed development affect an ancient monument, archaeological site, listed building, or is it within a site of special scientific interest or a local nature reserve?

- Yes No

If YES, please provide details

.....
.....
.....

2. The Proposed Building

(please enclose a site plan and indicate whether a new building extension or alteration is involved).

- i. Type of building N/A
- ii. Dimensions
 - length metres
 - breadth metres
 - height to eaves metres
 - height to ridge metres
- iii. Walls
 - materials
 - external colour
- iv. Roof
 - materials
 - external colour
- v. Has an agricultural building been constructed on this unit within the last two years?
 - Yes
 - No

If YES,

what is its overall ground area? square metres

what is its distance from the proposed new building? metres

3. The Proposed Road

(please enclose a site plan and indicate if a new road or alteration is involved).

- i. Dimensions
 - length 450 metres
 - width 4 metres
- ii. Surface materials
 - materials Hardcore well Rolled
 - colour hardcore impregnated with mud and vegetation.

4. The Proposed Excavation / Deposit of Waste Material from the Farm

(please enclose a site plan)

i. What is the area of the proposed works? 3.07 hectares approx

ii. Please provide details of the works

improve slope as shown on plan, lay re-usable top soil cutting benches, lay veg drainage where required. backfill with clean inert imported materials slope to average 1:1
Backfill with top soil. Construct bank on lower slope 1:3 plant with trees to stabilize + add landscape value. Stock fence top of bank. Fill in h. m. & enter with inert clean fill. seed all areas with long term lay. if required construct temporary road to access wet areas, remove upon completion

iii. Have previous excavations or waste deposits been carried out? (see note 7)

Yes

No

If YES, please give the area of the previous works hectares

5. The Proposed Fish Tank (Cage)
(please enclose a site plan)

i. Please provide details, including dimensions, materials and appearance

.....
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6. Fee

i. Please confirm that you have included your fee of £35
(for development in section 2 or 3) by ticking this box

7. Signature

Signature 

Name (BLOCK CAPITALS) DANE RAWLINS

Date 19 JUNE 2001



EDWARD STENHOUSE LIMITED

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BOLNEY PARK FARM

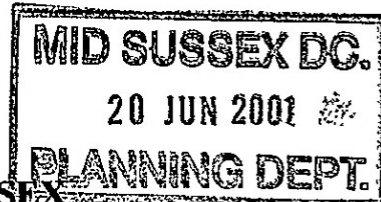
REPORT ON THE VIABILITY

OF THE FARMLAND

MID SUSSEX DC.

20 JUN 2001

PLANNING DEPT.



BOLNEY PARK FARM, BOLNEY, WEST SUSSEX

REPORT ON THE VIABILITY OF THE FARMLAND

By

EDWARD STENHOUSE LTD

On

8th May 2001

1. You asked us to provide you with a short report on how you might improve agricultural returns from your farmland. We inspected your farm on the 2nd of May and can report as under.

2. You have advised us that the land extends to about 130 acres (52.6 hectares) of pasture woodlands and buildings. The buildings and farmhouse lie at the South end with the entrance from Broxmead Lane. The farm is in a ring fence.

3. There is a hardcore track leading downhill from the buildings to the North, crossing the stream and following the west boundary of the farm up hill to OS 0064. Some 50m before OS 0064 there is no longer any hardcore on the track, but the track route, which has had the topsoil removed some time ago, turns East and follows to the pit OS 1849. There is a secondary access from the A23 at Dan Tree Farm but this is not hardcored.

4. The South end of the farm which includes the buildings, house and one field (OS 0005) is on an East-West ridge with Broxmead Lane forming the South boundary. The field was lying very wet, partly flooded, when seen on the 2nd of May. The land then falls away to the North to the valley bottom where there is a stream flowing west to east. The bottom of the field OS 0018 also lies very wet with rushes and standing water in many places. The stream is very shallow here and the outrunnings of willow and bramble have protruded significantly into the field over the years.

5. On the north side of the valley the land rises steeply and in some parts very steeply to a plateau being OS 0064 and OS 1471. The average slope is about 1 in 10 but locally it much steeper. The plateau is noticeably drier than the rest of the

farm and it is assumed that the soil is a freer draining sandier soil overlying sandrock. There is evidence of a spring line at a number of points on the south facing slope where there are many areas of rush and standing water. This is likely to be the line between the sandrock and clay. Part way down the south slope there is a very noticeable bank running along the slope which has about a 1-2 metre drop.

6. We noticed that there is a profusion of weeds in all fields. The plateau contains docks and creeping thistle which you said you are getting under control. The rest of the farm has large areas of rush, thistle, buttercup and water grass, all indicators of wet ground. The presence of so much weed growth will significantly reduce your grass yield. In general your grass on the plateau is a long term ley whilst much of the remainder of the farm is getting nearer a permanent pasture although that which can be cultivated has been reseeded at some point in the past. You have a number of areas where you are getting little or no yield firstly because the banks are too steep to travel on and secondly where the hedges and wet conditions have been allowed to take over. We would estimate that, without measuring, you could improve 10 to 15 acres to bring them into productive use.

7. Climate change is predicted to bring wetter winters and drier summers. You need to be able to access all parts of your farm for most of the year to, for instance, apply early fertiliser. With the steep slopes you have, this is not possible without a hardcored track to the plateau. You also need to be able to control the drainage better. Unless you can get rid of springs and surface water you will not be able to grow good quality crops of any variety.

8. Economics for agriculture are poor at the moment and predicted to get no better at least until the CAP is reformed which might not be until 2006. Therefore anything that you can do to increase the productive capacity of the farm at least cost will be an advantage. You say that you are achieving a profit from the sale of haylage. By improving and extending the area of land that you can crop and the quality of the grass, you should improve profitability even more.

9. We have looked at other enterprises that you might consider such as energy crops, willow for landscape architecture, industrial crops, out of the ordinary

livestock options and cereals. There is no biomass electricity generating plant in your area or a government system in place to bring forward such a plant at the moment to enable you to pick up the planting grant for energy crops. You should not consider this option at the present time.

10. Landscape architectural trees are a possibility and willow would grow well in your wet areas but you would need to learn the market and we are concerned that the area available might be too small and in too discrete blocks to make it a commercially viable enterprise. You mentioned cricket bat willow. Your soil and the hydrology are not ideal but they would grow along the valley bottom. You would need to clear out all the growing trees, shrubs and rubbish from the stream banks. The trees do require management and you should make money if they are properly looked after, but you would have to wait 15 to 20 years to get your return. This enterprise might be suitable for a second or third phase development of the farm but the economics do not fit with the criteria you gave us for now.

11. We would not advise industrial crops as these are too dependant on the whim of Brussels. There are few conversion factories in the UK and none, so far as we know, in the South East. Livestock generally require a lot of management and are not providing a profit even with substantial grant aid so we do not recommend them. You advised that you do not have any AAPS qualifying land and therefor cereal growing is unlikely to be profitable as the current grant is worth about £100 an acre.

12. Your haylage enterprise seems eminently sensible and we therefor recommend that you maximise it rather than looking to any alternative solution. To do that you will need to ensure that:-

- You have the right nutrient balance in the fields.
- You can get on the land when you need to (ie you must have a good hardcored route to the fields).
- You maximise the area of grass you can cut.

13. We would advise that you should address the completion of the hardcore track and tackle the steep wet slopes first. These slopes are at present unproductive, act as a weed bank for the rest of you land and in parts are dangerous to drive on. You said that you had already turned over two trailers. The way to do this would be to

ease the slopes and in particular remove the steep bank running round the contour. At the same time you would need to attend to the drainage in these areas otherwise the springs will reappear on the new slopes. We would also advise that you should fill in the bomb crater as this is about half an acre of land which would add to the cropping area and at the same time make operating in that area much easier. Our view is that you could bring up to about 9 acres into production from improving OS 3834 and the crater OS 1457. This work should be done in the summer and a new grass ley established before the end of September.

13. The nutrient requirement can be determined after the crop has been removed and once the imported soil is in place i.e. in the early autumn.

14. We would not recommend looking at how you can recover more land for cropping from the wet and overgrown areas until after you have completed the above since the cost of recovery per acre will be much greater than the works to the slopes and will not add as many acres.

15. We have not provided you with detailed specifications of the proposed works as this would be inappropriate until you have decided what you want to do. Once you have decided then we can help prepare the necessary paperwork and advise on any tree planting or other additions that you feel you may wish to carry out.

16. We would advise you that you will require to submit a 28 day determination form to the Local Authority to extend the track and to import soil to ease the slopes and fill in the bomb crater. You will have to show in general what you intend to do. We can assist in the compilation of the application should you so wish. The fee for the application is £35.



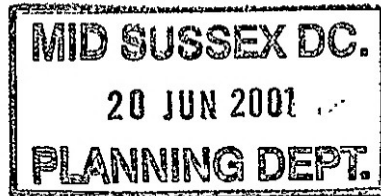
Edward Stenhouse Ltd.

8th May 2001

COPY

Attn. Mr. P. Rainier
Planning Department
Mid Sussex District Council
Haywards Heath
West Sussex

19th June 2001



Dear Mr. Rainier

Further to our meeting yesterday regarding Bolney Park Farm I enclose the following papers, determination form/ 28-day notice, plan of the location of the farm and a plan of the farm showing the site of the proposed agricultural improvement. I am applying to carry out this improvement as a result of advice given to me in the viability report prepared by Mr Edward Stenhouse, which I also enclose.

My wife and I have owned the property for approximately 3 years and are currently utilising as much pasture as possible to produce haylage. This operation is providing a profitable crop. We wish to increase the profitability of this crop and improve the land and access to it by the following;

Infilling of the old bomb crater, levelling and re-seeding of that area. We believe that this will significantly increase the amount of useable land in that field, not only by using the area of the current hole but also making it possible to utilise the area surrounding it and remove the risk of an accidental turnover of farm machinery in that area.

Easing of the slope of the field as shown on the plan and bank and plant the lower slope as described in the application. The land will then be sown with a long-term ley. The area is currently unsafe to use due to the degree of the slope and its undulations, I have turned over two trailers already. With the adjustment to the camber the large balers and wrapper that we employ to produce haylage may use the area safely and therefore increase our yield. We are informed that we could gain the use of upwards of 9 acres by these actions.

Continued.

Also as described in the report, we would wish to extend the existing hard cored road as shown in the plan. This will allow us all weather access to the plateau and the far side of the farm. The access slope on the western side of the farm is too great, to allow even normal access in my four-wheel drive tractor without causing deep rutting in wet weather. It is not possible at all to take a trailer up this slope as it is currently.

I would like to take advantage of the good weather, and get the work done as quickly as possible after we have made this year's crop. Our intention is to be able to re-seed either in the autumn or spring, subject to the weather and speed of the work, to allow the new ley to establish over the next year.

I hope that the above will be acceptable to you, thank you for your attention,

Yours sincerely,

Dane and Maureen Rawlins

Contact:
Mr T Hickling, 01444 477328
TimHH@midsussex.gov.uk

Your Ref:
Our Ref: BK/01/1232/AGRDET

Date:
14th May 2003

Mr N Rigglesworth
Clerk to Bolney Parish Council
Page Bank
4 The Rise
Partridge Green
RH13 8JD

Dear Mr Riddlesworth

BK/01/1232/AGRDET – Works at Bolney Park Farm

Thank you for your planning minute relating to the above for the Parish Planning Committee held on 15th April 2003. I apologise for the delay in my response.

On 20th June 2001 this Authority received an agricultural determination application for the "infilling of a bomb crater, levelling and re-seeding of area; easing of the slope of the field and banking and planting of the lower slope". Further details of the work were referred to in Qu4 of the application form. The principle of the development was not for consideration. The application was determined on the siting and details of the works.

On the 17th July 2001 permission was granted (agricultural determination) for the works and no further details were required.

My Investigations Officer, in response to complaints has since visited the site on three separate occasions between April 2002 and February 2003, and has established that the works taking place by Mr Rawlins was not in breach of the above permission. On the 10th February 2003 Mr Darby Chairman of Bolney Parish Council was informed of these conclusions. Cllr Seward has also been informed.

I have looked at the Planning Investigations records and established the Mr Rawlins has stated that the works will finish spring/summer 2003.

I hope the above information is of help. If you have any further queries please contact the Planning Investigations Team.

Yours sincerely



For Director of Environment



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ENVIRONMENT DIRECTORATE

A G MacNaughton: Cabinet Member for Environment
R M Walker Dip. TP MRTPI: Director of Environment

T Barkley BA (tp) MRTPI: Deputy Director
Fax: 01444 477461



County Planning Officer
John Kilford

Tower Street Chichester
West Sussex PO19 1RL

Telephone: (01243) 756860
Fax: (01243) 777232
e-mail:
county.planning@westsussex.gov.uk



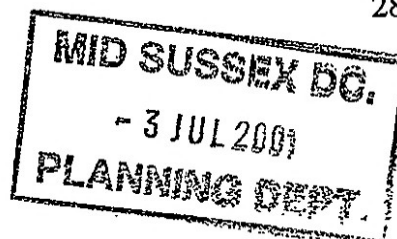
**west
sussex
county
council**

If calling ask for
Mr. Wood

Our reference
CMU/RCW/5002/01

Your reference
BK/01/1232/AGRDET

28th June, 2001



Dear Sirs,

Agricultural Determination for Infilling Old Bomb Site and Levelling Slope and Access Track at Bolney Park Farm, Broxmead Lane, Bolney

1. Description

The farm extends in all to approximately 53 hectares and has been owned and occupied by the applicants for three years.

2. Buildings

There are a range of portal framed buildings on the south side of the farm which were formerly used to accommodate a dairy herd and followers.

3. Existing Use

- i. The farm is an all grassland unit with some areas of woodland along the north and eastern boundaries and across the lower part of the farm.
- ii. The farm is used for equestrian and agricultural livestock. The latter being a suckler herd and progeny.
- iii. The grass is used to make haylage which is fed to the livestock. Any surplus is sold.

- 1 -

The Directorate of Planning,
Mid Sussex District Council,
Oaklands, Oaklands Road,
Haywards Heath,
West Sussex. RH16 1SS

RCW.67

01/11238



Part of the
Environment and Development
Group
Director
Mark Hammond

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- iv. There is a bomb crater situated on the plateau in the centre of the farm with an undulating sloping edge to the south and south eastern side. There is an existing access track from the buildings to the central part of the farm which is partially concreted. Where the concrete ends the track is badly rutted. Some hardcore has been imported to fill in these ruts.

4. Proposal

- i. To fill the bomb crater level and reseed the area. To strip topsoil from the south eastern slope, ease the slope and infill undulations, re-laying stripped topsoil and reseeding. There is a proposal to plant the lower slopes with woodland described in drawing 738/01/1.
- ii. To extend the track to the plateau with the track measuring approximately 450 metres x 4 metres. The base will be well compacted hardcore but I understand that the finished surface is yet to be decided.

5. Conclusion

The proposal will increase the workable farming area. The access track will provide better all weather access to the central part of the farm. The method of working is set out on drawing 738/01/1 which limits the maximum working area to a minimum of 0.4 hectares at any one time.

I am of the opinion that the proposals are all reasonably necessary for the purposes of agriculture within the unit.

Yours faithfully,



for County Planning Officer

