

Statement accompanying application for prior notification of agricultural proposed building.

The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018

1. **Site address** – Hobbs Farm, Gravetts lane, Climping, Littlehampton, West Sussex, BN17 5RE.
2. **Reasonably necessary for the purposes of agriculture** –

In 2013 the LPA raised no objection to the erection of a Straw store located on the site. This store has been largely successful in being capable of accommodating 3,500 m³; being the needs from only a small part of the production capability.

Since that time cropping has dramatically altered and on top of first wheat production, the business is now growing 20% second year wheats as well as linseed. In 2017 the wheat area alone extended to 260.93 hectares, with each hectare capable of yielding approximately 15 bales per hectare, giving a total of approximately 3,915 bales production capability.

Demand for clean dry straw is increasing, with straw now being used for energy production through biomass incineration and anaerobic digestion. This is in addition to demand from Mushroom growers for composting and traditional markets for cattle feed and bedding. All of these markets now demand barn stored material; wet and soiled bales are rejected as moulding presents a health hazard to people and livestock.

Half tonne bales measure 1,200mm x 1,200mm x 2,400mm being a volume of approximately 3.5 cubic metres per bale, therefore the potential annual production is around 13,700 cubic metres for wheat straw alone.

All other Agricultural buildings are either in use for Grain, Machinery, Tractor or Fertiliser storage or are unsuitable for conversion for Straw Storage, being old low height historical buildings. Straw storage has previously been undertaken in outside stacks or accommodated off site which is no longer available.

In recent years Straw has been stored outside but problems have been experienced with people setting fire to stacks and cutting bale strings.

3. Design / Description of Store --

A Portal framed building to be used for Straw and Hay storage, to measure (at maximum) approximately 12m in height at the apex (10m at the eaves), 66m in length and 15m in width (measured externally); this will yield approximately 9,000 cubic metres of storage space when completely full. Bales will be stored 8 bales high being an average of around 9.6 metres; please refer to the enclosed HSE note '*Safe working with bales in agriculture*', bales need to be stacked in a '*tied in*' fashion, which reduces efficiency in store but greatly improves safety by reducing the risk of stack collapse. Lower 3 metres of walling to be pre-stressed concrete panels for security and fire protection; upper parts of walls to be box profile green sheeting to match existing adjacent buildings. Roof to be box profile, Juniper Green in colour, to match existing.

4. Siting –

The new Straw store is to be grouped in close proximity to the existing buildings. A fire break distance of 15 metres has been introduced following advice from insurers. No new internal roads are required as the existing road and access arrangements will be utilised. The nearest part of the building will be 26 metres from the metalled part of the highway and 92 metres from the most recent building erected on site.

5. Security –

This is very important due our historical problems with arson; the proposed site has the benefit of a monitored CCTV system, mature screening and security fencing. The store will have additional security measures backed up with daily monitoring and regular stock checks. There are no residential or other properties in close proximity that would be affected should a fire occur. No fuel, oils or other chemicals will be stored. The store is approximately 400 metres away from the closest residential property and will be registered with the West Sussex fire brigade and the Health and Safety executive.

6. Screening –

The site has been chosen for its excellent mature tree screening, and is overlooked to the South by the fields of the holding only. In recent years screen planting has been undertaken by way of a long term commitment to the overall landscape, this native species planting is considered to be in excess of what might normally be required. The Straw store will not be prominent when viewed from the public highway as it will be in close proximity to the existing buildings and sits behind very tall trees.

7. Access –

The site has the benefit of an excellent existing entrance directly onto the A259 which is currently used by the adjacent industrial estate. HGV's can enter / exit onto the main arterial

highway without the need to enter Climping Village. Straw and Hay will be able to go directly into store from field at harvest without the need to enter the highway network.

8. Designations –

The site lies on the very northern boundary of the Littlehampton to Middleton-on-sea Strategic Gap, a very small part of the holding lies outside of the Western extremity of the gap but is not screened nor in proximity to any existing development; otherwise the entire holding is within the Strategic Gap, it is therefore not possible to locate this facility outside of the Strategic Gap. The site is not on or near AONB, LNR, Scheduled ancient monument, archaeological site, SSSI, Conservation area or any other relevant designations.

SUMMARY

It is our understanding that Planning Permission is not required for this proposed Straw Store; Planning Portal - Application Type Guidance V3.2.1 notes state;

Examples of when planning permission will be required include:

- *Development not reasonably necessary for the purposes of agriculture on the holding. **THE PROPOSED BUILDING IS REASONABLY NECESSARY.***
- *Development on land which is not currently used in connection with an agricultural business. **THE LAND IS CURRENTLY USED BY AN AGRICULTURAL BUSINESS.***
- *Development not designed for the purposes of agriculture. **THE PROPOSED STRAW STORE IS PURPOSELY DESIGNED FOR SUCH USE.***
- *Development on an agricultural holding of less than 0.4 hectares. **THE HOLDING IS IN EXCESS OF 0.4 HECTARES.***
- *Development within 25 metres of the hardened part of a trunk or classified road. **THE PROPOSED STRAW STORE IS AROUND 26 METRES FROM THE METALLED PART OF THE NEAREST CLASSIFIED ROAD.***
- *Development on separate parcels of land of less than: 1 hectare on units of 5 hectares or more; or 0.4 hectares on units of less than 5 hectares. **NOT APPLICABLE.***
- *Agricultural buildings of more than 1,000 square metres floor area (calculated to include all other development within 90 metres of the site which has been carried out within the preceding 2 years). **THE PROPOSED STRAW STORE IS NOT IN EXCESS OF 1,000 SQUARE METRES FLOOR AREA AND THERE HAVE BEEN NO OTHER DEVELOPMENTS ON THE SITE WITHIN THE PRECEDING 2 YEARS WITHIN 90 METRES.***
- *Buildings or excavations for livestock or slurry storage within 400 metres of a protected building (most non-agricultural buildings). **NOT APPLICABLE.***

• *Agricultural development more than 12 metres in height. THE PROPOSED STRAW STORE IS NOT MORE THAN 12 METRES IN HEIGHT AT THE APEX.*

• *excavations or engineering operations connected with fish farming. NOT APPLICABLE.*

It is understood that the proposal is acceptable in terms of;

SITING

- **Grouped in close proximity to other Agricultural Buildings.**
- **Sheltered to the rear of tall trees.**
- **Away from Residential and other sensitive buildings.**
- **Secluded location to reduce risks from Arson and Vandalism.**

EXTERNAL APPEARANCE

- **Portal framed building to match adjacent Agricultural Buildings.**
- **Juniper Green cladding to match existing stores and blend well to assimilate into the landscape.**

SCREENING

- **The site is not visible from the Public Highway being sheltered to the rear of tall trees and an earth bank.**
- **The proposal site benefits generally from excellent mature dense tree screening.**
- **Additional mixed native hedgerows have already been planted by way of a long term commitment to the visual envelope.**

We trust that the LPA will agree that Planning Permission is not required for this necessary proposed straw store and look forward to receiving confirmation of the same.