

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** –

Our present dryer at Kents Farm was built in 1980 and has served us well but is now inadequate for our needs. It is too small to cope with the wide variety of crops being grown for seed and milling. The entrance doors are 4 metres wide and 12 metres from a fenced off pond making access very difficult with large modern handling equipment. Also the roof is very low which makes it difficult to tip wet grain trailers and empty them safely. Relocating the dryer away from the residences and primary school on Crookthorne Lane and down to beside the new modern permitted grain barns at Hobbs Farm will make a material difference in terms of tractor and trailer movements on the lane, impact on the village and to the general efficiency of our arable farming operations.

All other farm buildings are in use for dedicated grain storage, fertiliser storage, ag-chem storage, straw storage, farm workshops and machinery and implement storage. Notwithstanding that they are not available for accommodating this new grain dryer, in any event they are either unsuitably shaped and/or unsuitably located, being distant from our final grain store.

It is imperative that the grain dryer is located as close as possible to the final storage building; the LPA approved planning permission for our central grain storage facility under CM/13/16/PL, the proposed grain drying facility is to be immediately adjacent to that building.

In addition to this the Farm has lost the use of the 5 grain silos that were recently dismantled at Ryebank Farm as part of the scheme approved under CM/28/17/PL. Further, the farming business has recently lost an alternative grain storage building by prior approval under Class R for the change of use from agricultural building to B8 Storage or Distribution under CM/5/18/PD, this building has been converted and let on a long lease, it is unavailable.

3. **Design / Description of Store --**

A Portal framed building to be used for Grain drying, to measure (at maximum) approximately 9m in height at the apex (8m at the eaves), 33m in length and 30m in width (measured externally); this will yield approximately 660 square metres of grain drying floor capacity, this is calculated to be sufficient to dry two 700 tonne batches per fill. We annually harvest approximately 4,000 tonnes of grains. The lower 4 metres of walling to be pre-stressed concrete panels for grain loading; upper parts of walls are to be box profile green sheeting to match the existing adjacent buildings. Roof to be box profile, Juniper Green in colour, to match existing.

4. **Siting –**

The new Grain drying facility is to be grouped in close proximity to the existing grain storage 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.

5. **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 setting, this native species planting is considered to be in excess of what might normally be required. The dryer building 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 and another grain store.

6. **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. Grains will be able to go directly into store from field at harvest without the need to enter the highway network.

7. **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 Grain dryer; 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 GRAIN DRYER 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 FACILITY IS OVER 125 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, an earth bank and other buildings.**
- **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.