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Permitted Development – Agriculture - Access and Design Statement

Proposed Development at: Wicks Farm, Ford Lane, Ford, Arundel BN18 0DG.

It is proposed to construct a new Agricultural Barn on land at Wicks Farm, Ford Lane, Ford, Arundel, BN18 0DG.

This paper contains the key points of the proposal and should be read in conjunction with the location plan, site plan, layout & elevation drawings attached.

1.0 Background

John Langmead and his family have been operating in this part of West Sussex for over 50 years and farm over 3,000 acres of land in the area.

Wicks Farm already has a range of farm buildings that are used for everyday agricultural use such as a grain store and agricultural equipment sheds. In addition to these buildings; the farm now has a need for more dry storage space; hence this application for a new barn.

2.0 Proposed Development

It is proposed to build an agricultural barn at this site for the general handling and storage of crops being produced on the farm.

The Location Plan is attached at *Appendix 1*.

The Site Layout Plan is attached at *Appendix 2*.

The Elevation Plan is attached at *Appendix 3*.

3.0 Construction Details.

The agricultural barn will be of contemporary design. 42.0m x 23.5m = 987.0m².

Height to the eaves will be 5.50m and 8.66m to the ridge.

The barn will be steel framed and clad in corrugated steel sheeting. The exterior colour will be green.

4.0 Site Location, Levels and Layout

The proposed site is bounded to the North by the main Portsmouth to Brighton railway line, to the South by Ford Lane and to the East and West by farm land. The land is currently being farmed with rotational arable crops.

The area of land proposed for the barn is relatively level, with minimal levelling required.

5.0 Access

Access to the site will be through the existing entrance.

6.0 Environmental Impacts

There are not expected to be any emissions to land, air or water from the new barn.

7.0 Flora & Fauna

The site has been under long term agricultural cultivation use. There are no known protected species of native flora or fauna on the proposed site.

8.0 Noise & Odour

There will be no odour emanating from the barn and the only noise will be that of tractors and trailers loading and unloading during daylight hours and for very short periods of time.

9.0 ADC Policy DEV6 Agricultural Buildings

Agricultural buildings will be permitted provided that:

(i) their scale, siting, design and materials minimise the visual impact on the landscape; and

(ii) new buildings are grouped with any existing buildings in order to minimise impact on the landscape. Isolated buildings will be permitted where their location is essential to the agricultural activity being undertaken and that they are not situated in a prominent location.