

H/1/11 -

OLD FARM, HOUGHTON

WEST SUSSEX

Planning Support Statement including Design and Access

Retrospective planning application for

the repair and refurbishment of

South Lane Barn, South Lane

Houghton, West Sussex

1. Description

- i Old Farm extends in all to some 27.6 hectares and has been occupied by the Ayling family since the present applicants great grandfather became the Tenant of the Norfolk Estate. The applicant is now the freehold owner of the farm with the completion of the purchase just before Christmas.
- ii In addition to the above the applicant rents 9.6 hectares at St Josephs Convent to the south of Chichester. Land is also rented from the West Sussex County Council. This land is part of the West Sussex County Council County Farm Estate. The applicant is the tenant of Kives Farm consisting of 40 hectares, 12 hectares at Kingsham and 15.2 hectares at Westhampnett.

2. Buildings

Most of the buildings associated with the farm are situated north of the B2139. They consist of:-

- i Two bay RSJ barn without a roof.
- ii Range of four timber clad loose boxes.
- iii Two cow kennel buildings with space for 70 cattle.
- iv Silage clamp and slurry lagoon close to the above.
- v Three bay grain store about 100 metres north of the above.
- vi The subject traditional barn is situated at the south end of South Lane on the opposite side of the B2139. The barn is about 500 metres from the other buildings and is adjacent to a 8 hectare field.

3. Existing use

- i Old Farm and all the land occupied by the applicant is grass and when the farm was a dairy unit it supported a milking herd of 80 cows.
- ii The applicant took on the tenancy of Kives Farm in 1986 and milked 230 dairy cows.
- iii The two farms were run as one unit with the milking undertaken at Kives Farm and the dry cows and followers accommodated at Old Farm.
- iv Due to economic pressures the dairy enterprise has ceased trading and this more intensive use has been replaced by a more extensive livestock enterprise of rearing bulling heifers for other farmers in the area and establishing a beef suckler herd at Old Farm. There are currently eight

cows which are being increased to a herd of 20. All progeny will be reared as finished fat cattle resulting in the total number of cattle of various ages being up to 50 head.

- v All the land at Old Farm is entered in the Higher Entry Levels of the Environmental Stewardship Schemes.

4. Proposal

- i The subject barn is a traditional Sussex barn which was possibly built two hundred or more years ago. It was used by the Ayling family during the time of working the farm.
- ii The various elements of the barn complex are:-
 - a) Small shed at the front 4.8 metres x 3 metres.
 - b) Main barn 10.66 metres x 6.88 metres.
 - c) Rear barn 8.76 metres x 7 metres.
 - d) Small shed at the side 3 metres x 4.9 metres.
- iii Until the storm of 1987 the barn was thatched. This roof was destroyed and was replaced by corrugated metal sheeting by the applicants father.
- iv More recently the Norfolk Estate decided to rebuild the barn as it had deteriorated to the extent that it was becoming a liability. This work continued to the extent that is now on site. Work ceased when Mrs Dannatt's letter from Arun District Council dated 18th November was received.
- v The retrospective application seeks to complete the restoration work as shown on the plans prepared by Andrew Fuller Associates. These are drawings 10380/03 (plan) and 10380/04 (elevations).
- vi The dimensions of the proposed restoration works to the barn will be approximately the same as the original structure. The building will be repaired to its previous state. The only slight difference will be that the rear barn whilst not attached to the front part is in very close proximity. The proposal will link the two parts under a common pitched roof.
- vii The interior of the barn will remain open as it is at present and will have no internal partition.
- viii The timber oak frame stands on a plinth wall of local stone with brick quoins which were the existing type of walling. Above to eaves the elevations will be feather edged boarding under a pitched and hipped roof covered with tiles. The two sheds will be clad as the main barn; the sheds will have mono pitched roofs.

5. Conclusion

- i The applicant will remain a livestock farmer with a breeding herd of suckler cows and their progeny reared as finished fat cattle.
- ii All the buildings at the farm will be used and the subject barn will enable machinery, hay and straw to be accommodated on the more isolated area of land at the end of South Lane. With the ability to store agricultural commodities in this location it will reduce to a minimum the agricultural traffic movements across the busy B2139.
- iii The restored barn will better serve the applicants agricultural use of the farm and I am of the opinion that the restoration and retention of the barn is reasonably necessary for the purposes of agriculture within the unit.

Signed

Richard Wood, MRICS, FAAV, MRAC

4th February 2011