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Permitted Development – Agriculture - Access and Design Statement

Proposed Development at: Manor Farm, Poling Street, Poling, Arundel, BN18 9PT.

It is proposed to construct a new Agricultural Barn for Keith Langmead Ltd. at Manor Farm, Poling Street, Poling, Arundel, BN18 9PT.

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

Keith 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.

The farm already has a range of farm buildings that are used for everyday agricultural use. In addition to these buildings; the farm now has a need for more general dry storage and especially for hay and straw; hence this application for a new barn.

2.0 Proposed Development

It is proposed to build an agricultural barn at this site for the dry storage of hay and straw 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. 36.0m x 24.0m = 864.0m².

Height to the eaves will be 6.0m and 9.0m 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 part of a long-established farm yard comprising a wide range of farm buildings and bounded by cultivated agricultural land in all directions. The surrounding fields are farmed by Keith Langmead Ltd.

The area of land proposed for the new barn and access is level with an existing free draining hard-core base.

5.0 Access

Access to the site will be through the existing wide farm 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 farm yard 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.