

Lagnersh House, Lower Bognor Road, Pagham

Erection of agricultural barn to store
farm machinery and hay



Planning Statement

DECEMBER 2018

APPLICANT: MRS J KEET

PREPARED BY: STEPHEN JUPP MRTPI, 348 CHICHESTER ROAD, BOGNOR REGIS, PO21 5BX

1.0 SITE CONTEXT

- 1.1 Lagnersh House is a Grade II listed building situated at the southern end of the land holding, adjacent to the Lower Bognor Road.
- 1.2 The property has a large garden set within a mature landscaped setting that wraps around the former historic barn which has been converted to a dwelling.
- 1.3 To the north of the house and garden is a field that has been historically associated with the main house and which is some 2.2 hectares in size.

2.0 THE PROPOSAL

- 2.1 This land is laid to grass and historically a neighbouring land owner use to cut the grass for hay. This practice no longer continues as the applicant [who has recently acquired the property] wishes to keep the hay herself and store it until the price of hay is at a high price.
- 2.2 The best place to store hay is within a building, otherwise it will slowly rot down.
- 2.3 In addition she owns a tractor with a hay mower and various other items of machinery that are all reasonably necessary for the upkeep of some 2.2 hectares of land. As with the hay this machinery is best stored within a building for security and to protect the equipment for derogation from the elements.
- 2.4 The proposed barn is 45ft x 30ft and 12ft to the front eaves [13.716m x 9.144m x 3.657m]. It has a floor area of some 125 sq m so is modest in size, being the minimum necessary for the storage of hay and machinery on the land.
- 2.5 Associated with the barn is an area of hardstanding between the proposed barn and the access drive. This is reasonably necessary as ground conditions can be very wet and the ground would otherwise become very eroded if a hardsurface were not provided.
- 2.6 The proposed building is sited at the southern end of the site and is as close as is feasible to the southern boundary. There is an overhead power line which cuts across the southern part of the site and the barn avoids, and runs parallel to this.
- 2.7 This is considered the most appropriate siting for the barn.

3.0 PLANNING POLICY

- 3.1 The Arun Local Plan 2011-2031 was adopted in July 2018.
- 3.2 Policy C SP1 relates to development in the countryside and makes clear that development which is required for the operational needs of agriculture will be permitted in the countryside.

4.0 CONCLUSIONS

- 4.1 It is clear that planning policy advocates that development in the countryside which has an agriculture need should be permitted.
- 4.2 The evidence provided in section 2 of this statement sets out a clear justification for both a building and the size of building that is proposed.
- 4.3 The proposed siting is the most appropriate bearing in mind the constraints provided by the power line.
- 4.4 **I therefore consider the scheme to be policy compliant and planning permission should be granted.**