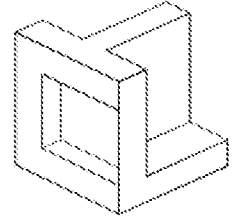


CURTIS LEEVES TECHNICAL LTD.
Unit 2A Sindles Farm
Aldsworth
Emsworth
PO10 8QS



BARFOOT FARMS LTD

LITTLE SEFTER FARM

PAGHAM ROAD

PAGHAM

**PLANNING APPLICATION FOR THE EXTENSION OF AN EXISTING
AGRICULTURAL BARN**

PLANNING STATEMENT

2037/PS01 rev 04

Mark	Revision	By		Checked	Date
01	Comment	GC			15.01.21
02	Comment	GC			21.01.21
03	Comment	GC			03.02.21
04	Planning Issue	GC			11.03.21

Introduction

Barfoot Farms operate from five UK sites in Hampshire, Sussex and the Isle of Wight, as well as operating farms in Spain, Senegal and Latin America. Established in the early 1970's, the business has grown to employ over 200 people. Their customers include major UK supermarkets and leading national restaurant chains.

Barfoots are the leading European sweetcorn grower and supplier, and their product range also includes courgettes, marrows, peppers, squashes and sweet potatoes.

"We grow vegetables using a combination of the very best in traditional farming techniques together with technologically advanced cropping practices. We work in partnership with a dedicated grower base from around the world ensuring a year-round supply of high-specification fresh produce. We follow a holistic approach towards the business which enables us to successfully balance a sustainable, cutting edge and environmentally considerate farming system with the production of high quality, commercially viable, fresh food."

Little Sefter Farm provides a hub for local field produce prior to being delivered to the main Barfoots processing facility at Sefter Farm, 1 mile south of Little Sefter Farm, and for farm equipment and machinery storage and maintenance. The site benefits from an existing HGV standard highway access and is also linked to the wider estate with suitably graded farm tracks.

The site comprises the existing agricultural barn to be extended, which was constructed in 2011 (Planning Approval P/113/10) and a further agricultural barn constructed in 2017 (Prior Notification Approval P/13/17/AG), with a concrete yard linking the two. An earlier Prior Notification Approval (P/126/06/AG) was not constructed.

An existing field drainage ditch runs through the centre of the site and is culverted below the yard surface. This feeds into the Pagham Rife.

The land to the north west of the drainage ditch has been used for refuse historically, the land to the south west of the drainage ditch including the area of the proposed works, is virgin ground.

The yard area immediately adjacent to the south elevation of the barn to be extended is currently used as a farm vehicle and equipment washdown area.

In 2019 the site was the subject of a break-in, farm vehicles in the yard were subject to damage and high-tech farming equipment theft, at a cost to the business of several hundred thousand pounds.

The site is adjacent to Pagham Road, there are no footpaths along this section of highway. The nearest dwelling is approximately 30m directly east of the site entrance gates, this is heavily shielded from any views of the proposed extension by existing substantial hedge and tree planting along the highway boundary. The Royal Oak Inn public house is situated approximately 120m to the north of the site. There are no public footpaths within the vicinity of the site.

Proposals

The proposed extension to double the existing barn will increase the available floor space on the site by approximately 55%, for vehicle and equipment storage, for general agricultural use, and to provide greater security for Barfoot Farms.

The proposed building will be constructed and finished to match the existing. The construction is a traditional steel portal frame with profiled cladding to roof and high level of walls, and concrete wall panels to the lower level of the walls.

The building materials/colours will all be to match existing;

- Profiled metal sheet cladding in Goosewing Grey for the roof, with 30% opaque rooflights.
- Profiled metal sheet cladding in Moorland Green for the walls at high level.
- Precast concrete natural colour for the walls at low level.
- Galvanised steel portal frame, portal legs exposed at low level.
- Galvanised steel roller shutter vehicle access doors.
- Flush faced steel doors in Moorland Green for the personnel doors.

A small amount of yard extension will be provided to enable access to the new vehicle door positions.

The existing vehicle and equipment washdown yard area will be incorporated into the building. This will enable the site to be kept at a higher standard of cleanliness and will help reduce existing noise emissions from the site.

The building roof area and small amount of additional yard area will be connected to a new surface water attenuation pond, with an outfall connection via flow control to the existing ditch.

The existing screening planting will be substantially enhanced to reduce the visual impact from the highway of the existing building and the proposed extension.

Highway Access

The existing highway access and vision splays cater for all types of vehicles likely to use the site. The proposed extension will not significantly affect the vehicular traffic to/from the site. Furthermore, the majority of vehicular access to/from the site is via the existing estate farm tracks, rather than the public highway. Therefore, the proposed extension will have no discernible impact on the public highway.

Flood Risk

The proposed building extension, and the area of the proposed attenuation pond, are within Flood Zone 1, low probability of flooding.

Surface Water Drainage

The surface water attenuation pond and flow control will be sized to ensure that surface water run-off rates are no greater than existing. The outlet level is designed such that the pond generally will retain a notional depth of 200mm of water with an additional section to be concrete or puddle clay lined to retain a depth of 500mm, to provide

opportunities for ecological enhancement of the site. In addition the pond connection to the existing watercourse will be via open ditch (with flow control at the pond end). See separate report for further details.

Foul Water Drainage

The proposed extension does not include any features requiring foul drainage. The vehicle and equipment washdown zone within the building includes a self-contained sump which is managed in accordance with Barfoots established pollution prevention procedures.

Ecology

The proposed enhancements to the screening planting, field margin improvements, and the proposed surface water attenuation pond will provide opportunities for enhancement of the site ecology. See separate report for further details.

Landscape

The existing screening planting between the existing building and the existing vision splay is very sparse, to a point approximately 10m south of the existing building, where a substantive field hedge starts. A small amount of existing relatively young (less than 10 years) screening planting within the site will be impacted by the proposed extension, this will be relocated to the new planting areas. The existing substantive oak trees adjacent to the existing drainage ditch will not be impacted by the proposals.

To provide greater screening of the building the amount and extent of planting area between the vision splay/site fencing, the proposed extension, and the area of crop planting will be enhanced with additional planting of shrub and tree species native to Southern England to form a continuation of the existing field hedge, and to substantially improve the existing screening planting to the south and east. A negligible reduction in the existing crop area will be required to provide for the more substantive screening planting south of the proposed extension. In addition, new hedge planting will be carried out along the field boundary south of the site (approximately 225m length), and north of the site the field grass verge margin width will be increased by 6m (approximately 80m length) to include 4no. oak standards. Refer to the Ecology report. A detailed Landscape and Ecology Maintenance Plan will be agreed by Condition, should permission be granted.

Noise

The operation of the site will not be substantially altered by the proposals, although the relocation of the equipment washer within the new extension will reduce the noise emissions from the site from this particular operation (jet washer, compressor, etc).

Lighting

The existing building incorporates localised downlighters at the vehicle entrance doors and on the south elevation to illuminate the external equipment wash area. This lighting to the south elevation is partially visible from the highway, when approaching from the south.

The proposed extension and relocation of the equipment washdown internally will omit the need for the lighting on the south elevation, operational lighting will only be on the west elevation with downlighters over the new vehicle doors to match existing.

The lighting is for general safe movement in the vicinity of the building frontage during operational hours. During the planting season this would generally be as early as 6am and as late as 9pm. From October through to March the site will be less active and hours of operation would be from around 8am to around 5pm.

Planning Policy

The proposals do not conflict with national or local planning policies.

The proposed extension is in response to agricultural need to provide additional building floor area for agricultural purposes, to improve security of agricultural equipment and machinery, and to improve site cleanliness and reduce noise impacts on nearby receptors by relocating the external machinery wash station within a built enclosure.

The proposed surface water drainage scheme and planting enhancements will locally improve the ecology of the site and will minimise any visual impact of the increased length building.

The nominal reduction in crop planting area will have no discernible impact on the productive area of the farm estate.

Conclusion

The proposals are in response to agricultural need and satisfy the requirements of local and national planning policy. We believe ecological, landscape, visual impact and surface water drainage considerations are satisfactorily addressed. Therefore, we consider that this application to extend the existing agricultural barn at Little Sefton Farm should be approved.