Planning Statement

for

Prior Notification Application

Construction of Agricultural Barn

at

Little Sefter Farm, Pagham Road, Pagham

Prepared on behalf of

Barfoot Farms Limited

2608-PS01 Revision 02

3rd June 2026

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Mark	Revision	By	Date
01	Issued for comment	GC	28.05.26
02	Issued for planning	GC	03.06.26

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1. Introduction

Barfoot Farms Limited (BFL), is a family-owned company with an enviable profile within the agricultural industry. BFL are and established vegetable farming business based at Sefter Farm, Pagham, with farming operations across West Sussex, Hampshire and the Isle of Wight, and around the world.

Barfoots predominantly farm vegetable crops including sweetcorn, courgettes, asparagus, green beans, pumpkins and tenderstem broccoli as well as assorted cereal crops. The vegetable crops are grown, managed, harvested, packed at our in-house carbon net zero packing plant. Whilst produce is sold to large national and international retailers, any waste by-products are used within the anaerobic digestor, producing energy for the site, and organic fertilizer for use on the farm.

The company has multiple accreditations including:
- Assured Produce Standard
- LEAF marque
- TESCO Nurture
- Assured Combinable Crops
- SMETA
- Beacons of Excellence
- Global Gap Accreditation

In addition, BFL own and farm a LEAF Demonstration Farm and have won numerous farming awards including the Specialist Crop Growers category for Farmers Weekly (2016) and most recently the Hampshire Farmers Club Class 1 Award (2023).

2. Little Sefter Farm - General Description

Little Sefter Farm forms the northerly end of Barfoots Sefter Farm estate. Sefter Farm is the operational centre for Barfoot Farms, Barfoots of Botley and Barfoot Energy. Barfoot Farms own 78 hectares and operate a total of 663 hectares (1638 acres) of farmland in the immediate vicinity of Sefter Farm.

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.

Little Sefter is accessed via an existing HGV standard highway access off Pagham Road, 150m south of the junction with Lower Bognor Road, and is also linked to the wider Barfoots estate with suitably graded farm tracks.

3. Agricultural Barn Proposals

Barfoot Farms require additional general Agricultural Barn capacity to securely store agricultural equipment and machinery, fertilizer, and other high value / weather sensitive farming goods. The proposed agricultural barn will include a notional 15m wide concrete apron to the front and an 8m wide short concrete link to the existing Little Sefter concrete yard. The agricultural barn will be connected to the existing estate via existing suitably graded farm tracks, and to the highway via the existing Little Sefter concrete yard and highway access.

The site has been chosen for minimal impact and is in an area of compacted ground currently used for open storage of farm machinery.

The proximity of the barn to the existing farm tracks and highway access allows for minimal disturbance both during construction and thereafter.

The proposed agricultural barn will form part of a small group of agricultural barns at Little Sefter, to satisfy a variety of agricultural needs. Increasing available secure and protected storage for agricultural equipment and other farming goods will help improve security considerations and health and safety concerns at the site.

The proposed agricultural barn will be standard steel portal frame construction with concrete floor slab and profiled metal cladding walls and roof. Access will be via a number of 'vehicle' roller shutter doors, with additional personnel doors and fire exits. A small proportion will include a mezzanine area for raised storage.

The proposed agricultural barn footprint will be 18.9 x 36.7m (694m²) with 6m eaves and 8.1m ridge height.

4. Highways, Residential Amenity and Landscape Considerations

Access to the site is via existing farm tracks and the existing Little Sefter highway access. The proposed agricultural barn is intended solely to support the established farming operation and is not anticipated to result in any material increase in traffic movements off-site over and above those associated with the existing farming operations.

The siting of the proposed agricultural barn allows sufficient space for the safe manoeuvring of farm vehicles and equipment.

The location is more than 125m from the nearest existing residential properties and is visually and acoustically screened from these properties by the existing buildings and hedgerows at Little Sefter.

Due to its location within the established farmyard setting, together with the separation distance from residential properties, and use exclusively in connection with the existing agricultural operations, the proposed agricultural barn is not considered likely to give rise to any significant adverse effects on neighbouring amenity.

There are no public highway footpaths in the vicinity of the proposed agricultural barn. A public footpath transverses Sefter Farm approximately 440m south of the proposed location. Established hedgerows and trees will effectively screen the proposed agricultural barn and limit publicly accessible views of the proposed location. The proposed agricultural barn external materials are typical of an agricultural barn and match in with the existing buildings at Little Sefter. Given the existing setting and extent of existing screening it is not considered necessary to provide additional landscape screening.

5. Conclusion

The proposed agricultural barn is reasonably necessary for the purposes of agriculture within the established agricultural unit.

The proposal complies with the provisions of Class A, Part 6, Schedule 2 of the GPDO 2015 (as amended) and represents appropriate agricultural development within the countryside.

The building is of an appropriate scale, siting, and design relative to the operational needs of the holding and will support the efficient and sustainable operation of the farm business.

Accordingly, it is respectfully requested that Prior Approval is confirmed not to be required, or alternatively that Prior Approval is granted.

6. Existing Photos

View looking southwest showing approximate agricultural barn footprint and link to existing farm track.



View looking southwest shown access from existing concrete yard.



View looking southeast showing existing compacted ground & existing agricultural barn adjacent Pagham Road in distance.

