

# **RURAL ASSOCIATES**

**Planning, Procurement .Project Co-ordination**

**Agricultural and Rural  
Yapton Lodge North End Road  
Yapton Nr Arundel  
West Sussex BN18 0DT**



**Deborah Osborne Blackmill Cottage  
Blackmill Lane Norton  
Chichester PO18 0JU**

**Supporting, document and photographs' for proposed new Agricultural building for secure  
storage of farm machinery, hay and straw  
At Fairmeads Farm Binsted lane Binsted BN18 0LQ**



**Fairmeads Farm 2016**

In October 2014 the Osborne family purchased part of the very run down and untidy Fairmeads Farm Binsted, amounting to approx 2.3 acres, variously a pig and poultry unit and latterly used for the renovation and storage of Vintage buses. The site comprises of a number of buildings in various conditions, scrap bus parts, old tyres and general rubbish.

The farm was to be tidied up and used as a base for the family's Agricultural contracting business together with keeping a small flock of sheep for pasture control.

In August 2016 a planning application was submitted to Arun District Council for the proposed demolition of the existing Agricultural buildings and replacement with a new farm machinery storage building together with a farm workshop all on a similar foot print. However due to the lack of fully understanding the nature of any form of **Agricultural** contracting work the Parish Council together with others objected strongly to the proposal which would have assured the future of this rural business as recommended by The New National Planning Policy Framework (NPPF) ***"Planning Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development"***. After much deliberation by the LPA the application was refused. Reluctantly the Agricultural contracting business will now be located out of the Arun District.

During the long, arduous and painful planning process the applicant acquired additional land adjoining Fairmeads Farm bringing total acreage to over 6.5. The increased acreage has enabled the applicant to revise the use of the land, which will now be used purely for "Agricultural" purposes. Currently the land is being used for sheep grazing with about 85 ewes on site, this will continue in rotation with the production of hay which will be stored for winter keep.

The quality and type for pasture is such that it's capable of yielding 75- 100 small bales per acre particularly following sheep grazing.

The new proposal is now for One Agricultural building which will be used to store the hay produced on site together with the machinery and equipment required for hay production and pasture maintenance. A spread sheet giving typical dimensions for such equipment is attached

The proposed building will provide secure storage in this lightly populated rural area for the machinery and equipment, together with providing a covered storage for the hay. The proposed building is small in scale and a typical modern farm building and designed to be sympathetic with the rural nature of the area and at least 95% of it could be recycled at the end of its design life. The whole scheme is designed to enhance and improve Fairmeads Farm.

Jon Carver

Rural Associates

|                                                                                                                     |                           |                                   |                            |
|---------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------|----------------------------|
| Deborah Osborne Fairmead Farm Binstead Lane Binstead new farm building for machinery and hay storage                |                           |                                   |                            |
| List and dimensions of typical machinery to be stored                                                               |                           |                                   |                            |
| <b>Note</b> The sq mt shown includes an additional 0.5m all round each item for access and is not actual foot print |                           |                                   |                            |
| Type of machine                                                                                                     | Dimensions actual         |                                   | Footprint required in sq m |
| Tractor 85hp                                                                                                        | 2.75m L X 2.1 W X 3 H     | ROPS= roll over protection system | 11.5                       |
| Paddock Topper                                                                                                      | 3m W x 1.75m L            |                                   | 7.9                        |
| Flexible Harrow                                                                                                     | 3m W x 1.5m L             |                                   | 7                          |
| Flat roller                                                                                                         | 3m W x 1.5m L             |                                   | 7                          |
| Sprayer (in stored configuration)                                                                                   | 2.5m W x 1.75m L          |                                   | 7.5                        |
| Fertilizer spreader                                                                                                 | 2m W x 1.5m L             |                                   | 7.5                        |
| Drum mower(in stored configuration)                                                                                 | 2.5m W X 1.75m L          |                                   | 6.75                       |
| Hay turner                                                                                                          | 2.5m W X 1.75mL           |                                   | 6.75                       |
| Trailer GP                                                                                                          | 2.25m W X4.5m L           |                                   | 13.75                      |
| Bale elevator                                                                                                       | 1.5m W x 4.5m L           |                                   | 10                         |
| Baler (conventional type)                                                                                           | 2.5m W x 3.5m L           |                                   | 12                         |
| Sheep creep feeder and fencing equipment                                                                            |                           |                                   | 4                          |
| Misc storage                                                                                                        | materials, and hand tools |                                   | 6.5                        |
| <b>Total square metres required</b>                                                                                 |                           |                                   | <b>108.15</b>              |



Fairmeads Farm Summer 2016



**Fairmeads Farm Summer/Autumn 2017**



Fairmeads Farm Summer/Autumn 2017



Site of proposed farm building

