

**Town and Country Planning (General Permitted Development) (England) Order 2015
(as amended)**

**Design and Access and Supporting Statement
to determine if Prior Approval is required for a proposed
General Purpose Storage Building
at Charford Manor Farm, Breamore, Fordingbridge**

1. Background - The Agricultural Unit

Charford Manor farm is a mixed arable and livestock holding extending to approximately 224 ha. The unit is farmed by the Harding family and has been for three generations.

The farm is long and narrow being 2.5 miles in length from the River Avon in the East to the top of Gallows Hill in the West. The farm is bisected by the A338.

To the East of the A338 is all grassland and water meadows. The management of this part of the farm is based around environmental improvement. This part of the farm has been managed under environmental stewardship schemes for more than 20 years.

To the west of the A338 the farm is used for commercial arable production. The arable land rises steadily from the A338 by approximately 80m to the top of Gallows Hill. The Northerly boundary of the farm is the Wiltshire and Hampshire county boundary. The southern boundary is the north Chalford Drove (a bridleway).

2. Farming System

The Eastern part of the farm (approximately 56ha) was formally a dairy unit and is now utilised for summer cattle grazing and management under an Environmental Stewardship Scheme.

The Western part of the farm (approximately 168ha) is conventional arable undertaking a three/four crop rotation. The arable land farmed is also within the Environmental Stewardship Scheme and is managed for environmental gain. The arable work is undertaken by a contractor.

3. The Proposed Building

The proposed building is required to provide a multi-functional storage role. During harvest the building will be used as a temporary/buffer grain storage, before the crop is either sold or taken off the farm for longer term storage or drying. Thereafter it will be utilised for fertiliser, machinery and or straw storage.

The new building is proposed to be located next to an existing range of Dutch Barns. The proposal includes the need to extend the existing yard area to enable tractors and trailers to turn and reverse into the building as well as a loading area for grain lorries.

The location is roughly central to the arable land, which is important in terms of efficiency at harvest enabling quick and easy access for tractors and trailers. Modern Combine harvesters are high capacity and therefore a central and easy to access store is essential for harvest efficiency.

4. Access

The proposed building is accessed from the private road (North Charford Drove). Whilst not being a public road it is a bridleway. Access from the North Charford Drove will be through the existing entrance gate next to the Dutch Barn.

5. Design

The building is a typical modern agricultural building constructed of a steel portal frame, with concrete floor and apron internal concrete panel walls to approximately 3m. The roof and external cladding, on 3 sides, is of Box Profile cladding Juniper Green in colour. Skylights are provided in the roof. The Building will be open fronted to the South East, however if the budget allows this elevation may also be sheeted and a roller shutter door installed.

The Existing yard will be extended with the ground consolidated with chalk and hard-core.

It is proposed to plant a native species hedge around the perimeter of the buildings and yard. Currently there is no hedge around the existing buildings.

6. Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2 Part 6 Class A

“Reasonably necessary for the purposes of agriculture within that unit”

The agricultural unit and system of farming undertaken is described in 1 and 2 above. It is considered that the building is reasonably necessary for the purposes of efficient arable production on the unit.

“Designed for the purposes of agriculture”

The building described in section 5 above has been designed for agricultural use.

Class A

- a. The development is to be undertaken on an area greater than 1 ha
- b. No Class Q or S has been undertaken on the unit
- c. The development does not consist of a dwelling
- d. The building is designed for agricultural use
- e. The ground area covered by the building does not exceed 1000sqm
- f. The building is not within 3km of an aerodrome
- g. The building height of the building does not exceed 12 metres
- h. No part of the development is within 25 metres of a trunk or classified road

- i. The building is not designed for livestock or the storage of slurry, sewage sludge (it is however within 400m of a protected dwellings 1 and 2 Down Barn Cottages and 1,2 and 3 Field Barn Cottages)
- j. None of the development is connected with fish farming.
- k. The building is not to be used for the storage of fuel for or waste from a biomass boiler or an anaerobic digestion system

7. Prior Notification of Siting Design and External Appearance

On the basis of the criteria above it is considered that the proposed building is a Permitted Development under Part 6 Class A. This supporting statement is for the consideration of the Prior Approval of the following:-

Siting – The building is sited as described above and shown on the accompanying plan, adjacent to existing Dutch Barns

Design – The Building is of standard steel framed construction with box profile roof and wall cladding

External Appearance – The external box profile cladding is of Juniper Green a typical colour used in the industry.

Written Description and Plan – This Supporting Statement provides a written description of the proposed development. The application has a plan showing the elevations of the building, the proposed location and an outline of the entire agricultural unit.

8. Prior Approval

It is considered that Prior Approval is not required.

T W Broomhead MRICS FAAV
Knight Frank LLP
Ramsbury House
22 High Street
Hungerford
RG17 0NF

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