

13th April 2021

Guildford Borough Council
Millmead House,
Millmead,
Guildford,
Surrey,
GU2 4BB

Dear Sir/Madam

**APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL DEVELOPMENT –
CLASS A, PART 6, SCHEDULE 2 OF THE T&C PLANNING GPDO 2015**

**PROPOSED NEW AGRICULTURAL BARN TO HOUSE LAMBING EWES AND FOR
STORAGE AT :**

THE OLD QUARRY, FOXBURROW HILL ROAD, BRAMLEY, GU5 0BU.

It is proposed that an agricultural barn is erected on land at the above addressed property, under Agricultural Permitted Development Rights. This statement accompanies an application to the Council to determine whether the 'Prior Approval' of the authority will be required as to the siting and external appearance of the building.

The proposed building is to be used specifically for the purposes of agriculture at 'The Old Quarry' by the applicant, who owns and farms the land. It is submitted that the development complies with the Town and Country Planning General Permitted Development Order (GPDO) 2015 Class A, Schedule 2, Part 6, which deals with agricultural development on units of 5 hectares or more.

This statement forms the written description of the proposed form of development and of the materials to be used. A plan which indicates the sitting of the building is also submitted, together with scale drawings of the proposed development. For information a map indicating the applicants total land ownership accompanies this application.

Overall, and having regard the additional information provided with this application it is submitted that the erection of an agricultural barn, as proposed, complies with the GPDO 2015 (as amended).

In order for you to determine this application, submitted via the Planning Portal, the following documents are included within this application:

1. Application form
2. Location Plan scale 1:2500
3. Map of total land holding scale 1:10000
4. This letter comprising Supporting Statement
5. Drawing of Proposed structures

The details of the application building and agricultural property are set out within this letter.

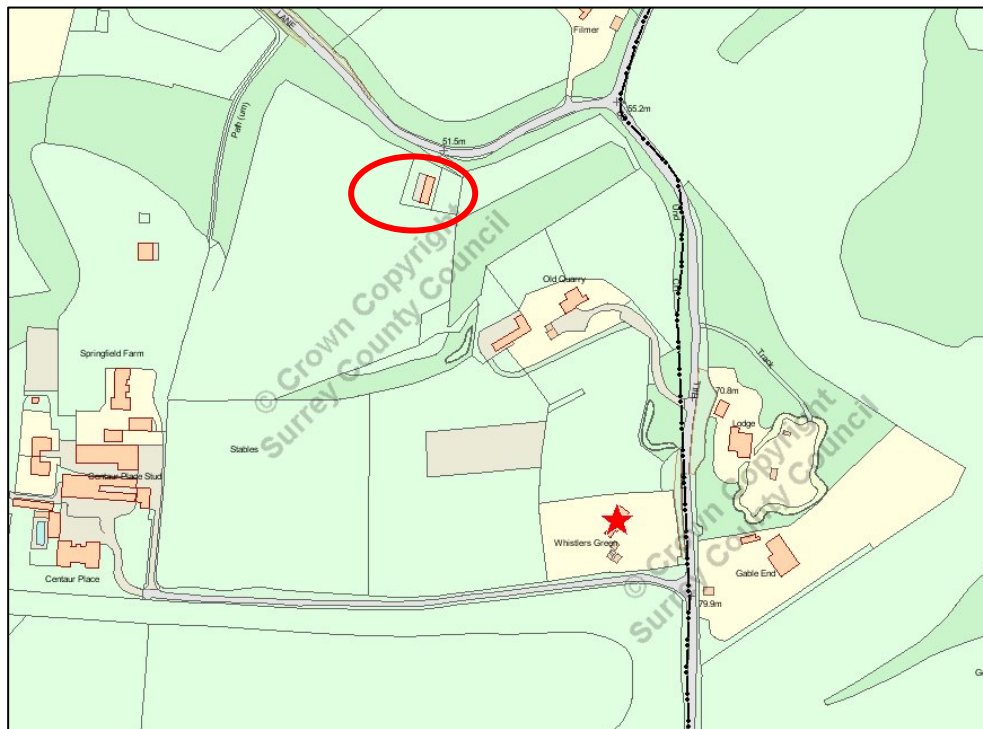
1. APPLICATION PROPERTY

- 1.1 The application site forms part of the agricultural holding known as The Old Quarry. The site lies to the north east of Godalming, approximately 1 kilometre west of the village of Bramley, and west of the A281.
- 1.2 The Old Quarry is accessed off Foxburrow Hill Road, which runs to the East with additional access into the holding off Unstead Lane. The Old Quarry comprises a 10.15 Hectares (25 acres) agricultural holding farming sheep.
- 1.3 The application site lies to the northern side of the agricultural holding and to the south of Unstead Lane. The location of the site is shown in the aerial photograph below:



Location plan proposed building siting (circled) - source Google maps

- 1.4 The mapping extract below indicates the approximate location of the barn in relation to the surrounding area, including other buildings forming a part of the agricultural holding sited to the south of the application site. The site is located some 250 metres from the Thames Water Utilities Ltd Sewage Plant. There is an existing small barn on the site which will be replaced by this proposal.



Map showing the location of the proposed barn and the site surrounding it (source: Surrey County Council mapping)

- 1.5 The area of land where the barn is proposed to be built is an area of rough pasture which is grazed. The new building will also lie partly over the footprint of an existing barn and associated hardstanding.
- 1.6 In all respects the site is isolated from neighboring properties such that no residential amenity will be affected by this proposal.
- 1.7 The existing barn, to be replaced, is utilised for agricultural storage purposes but is no longer suitable for the needs of the holding nor appropriate to modern farming practices. It is proposed to replace the existing barn, utilizing the footprint of the existing building, but re-orientating the proposed barn for practical reasons.

- 1.8 Additional details of the farming operations are explained in this statement. Additional information can be provided on request.
- 1.9 The site lies within the Green Belt, outside any identified settlement boundary and is within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV). None of these designations affect agricultural Permitted Development Rights.

2 THE PROPOSAL

- 2.1 The applicant proposes the erection of a new agricultural barn, to allow for the storage of feed and equipment used for agricultural purposes on the holding. **We confirm the building will be used solely for purposes of agriculture.**

Context

- 2.2 The Applicant's acquired The Old Quarry in 1986 and have continued to run livestock (sheep) on the land since the purchase. The Old Quarry is a registered small holding with the DEFRA Farm holding Number **40/081/0045**.
- 2.3 Currently there are three existing agricultural structures within the holding; known by the following names: Lambing barn, Lower Barn and Stabling

The Lambing barn is an enclosed area of circa 44sqm built in 2013 (under permitted development rights) and is used for lambing from early March through to the end of May. On completion of lambing, the barn is used for equipment and feeding stuffs storage.

The Lower Barn is open sided of circa 71sqm built during 1980's and is used for equipment mainly hay and straw storage. This barn is currently inadequate for current farming activities; no utilities, open sided, not weather resistant and capacity constrained.

Stabling was built during the late 1960's and upgraded during the late 1980's and currently measures circa 149sqm. This area is used for hard feed storage, straw and hay storage, farm workshop, sick lambing area and horse stabling. This area is not practical or efficient for current farming practices.

2.4 The application will replace the 'Lower Barn' with a larger building of the same use (agricultural storage).

Proposed Need

2.5 The increased barn sized is required because the Applicant intends to increase their breeding ewe stock within the agricultural holding to 20 plus which should yield 40 lambs during lambing. The majority of which will join the food chain and a number of which will be retained as shearlings and sold as breeding ewes.

2.6 The building **will not** be used for the housing of livestock.

2.7 The barn will be used to store hay and straw and for the storage of farm equipment.

2.8 Up to 600 units (normal size) of hay and straw will be stored in the building. A number of today's suppliers of hay and straw are now only providing euro-bales, which require an increased barn height for access and storage. In addition to the hay and straw a stock of 20 x 20kg bags of sheep feed will also be stored in the barn.

2.9 The building will also be utilised for the secure storage of agricultural farming equipment. Equipment to be housed in this facility will include: DB760 tractor, sheep trailer, tractor back bucket, farm land rover, grass topper and sheep combi with race.

2.10 As well as the farming activities at The Old Quarry there are two copses of trees totalling 3 acres that require ongoing woodland preservation. Equipment used for this activity will also be stored in the barn.

2.11 **The building will be used solely for purposes of agriculture.**

Amount and Layout

2.12 The application seeks to replace the existing barn which is approx. 71sqm with a modern barn of approx. **180sqm** on the footprint of the existing building. The replacement building will be re-orientated for practical farming reasons.

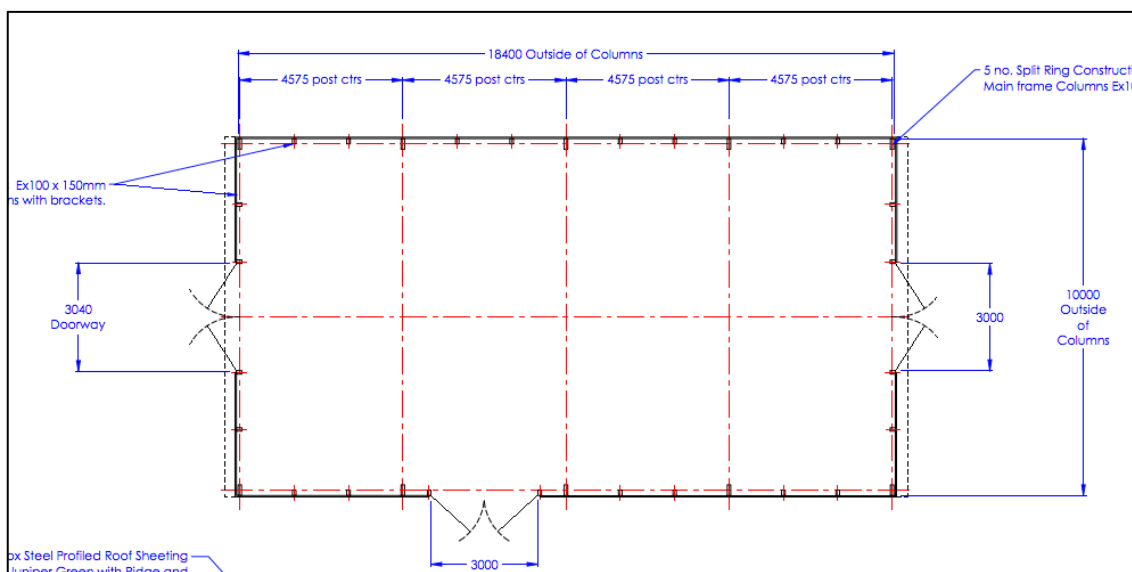
2.13 The proposed block plan (extract below) shows the proposed location of the barn within the application site.



Block plan showing location of proposed barn

2.14 This proposed building lies to the north of the farm within one of the agricultural fields. It has an existing field gate access to the immediate north, which is used to access the field, and will continue to be used to access the barn.

2.15 In terms of size, it is proposed that the building will have dimensions of 10.00 metres in width by 18.4 metres in length, giving a total floor area of 184 sq.m. In this respect it will not exceed 1000 sq m. limit as set out within Part 6 of the General Permitted Development Order 2105, (as amended). The barn will be open internally, allowing the applicant to store agricultural equipment and feed within the building. The floor plan shown below:

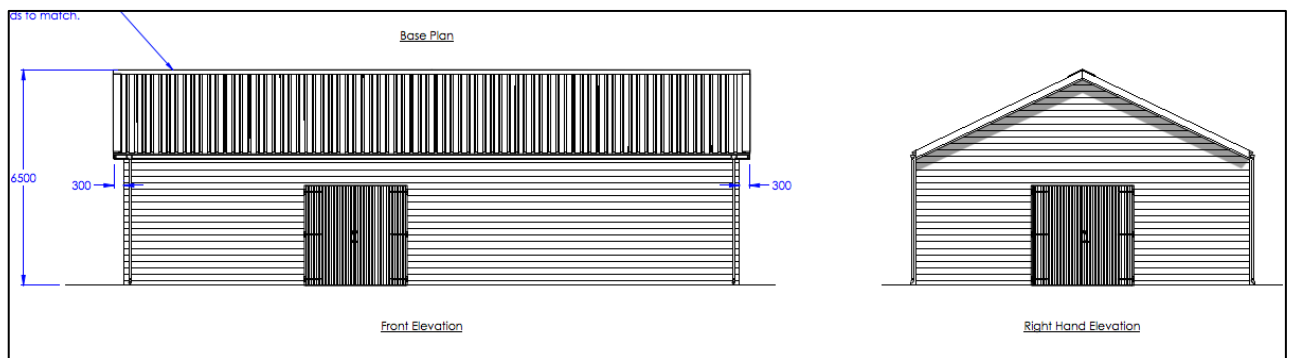


Proposed floor plan

2.16 The building will have a total height of 6.5m to the ridge line. The eaves line will sit at an approx. height of 4m allowing for a roof pitch of 25degrees. In this respect it will be no more than 12m in height and therefore complies with the terms of the Order.

2.17 The barn will be fully enclosed with horizontal cladding boards to the walls, under a pitched roof. The roof will be covered with a box steel profiled roof sheeting in 'juniper green' with ridge and barge boards to match. These materials have been chosen to retain the rural appearance of the area.

2.18 Three sets of double timber clad doors are proposed; one to each of the gable ends and the third within the side elevation. Overall, the barn will retain the rural characteristics of the area. The appearance of the barn can be seen below:



Proposed elevations

3 REQUIREMENT OF GPDO 2015

3.1 The building complies with Class A, Part 6, Schedule 2 of the T&C Planning GPDO 2015, as it is a building on an agricultural holding of more than 5 hectares, and which is reasonably necessary for the purposes of agriculture within that unit.

3.2 In terms of the restrictions placed by **A.1** of that Class we can confirm that the agricultural holding is greater than 5.0 hectares, (comprises approximately 25 acres), and

(a) The development would not be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare

The agricultural unit does not include separate parcels of land smaller than 1 hectare. A map showing the total land holding is submitted with this application.

- (b) It would consist of the erection or extension of any agricultural building on an established agricultural unit where development under Class Q or S has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins).

The proposal complies with this criteria – no Class Q or Class S development has been carried

- (c) It would consist of, or include, the erection, extension or alteration of a dwelling

The works relate to an agricultural storage building

- (d) It would involve the provision of a building, structure or works not designed for agricultural purposes;

The building has been designed for agricultural storage purposes as can be seen in the submitted drawings.

- (e) The ground area which would be covered by –

- (i) Any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
- (ii) Any building erected or extended or altered by virtue of Class A,

Would exceed 1,000 square metres.

The proposed building does not exceed 1,000 square metres in floor area

- (f) The height of any part of any building, structure or works within 3 kilometres of an aerodrome would exceed 3 metres;

The building would not be sited within 3 km of an aerodrome

- (g) The height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The building would not exceed 12 metres in height

- (h) Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The development will not be within 25 metres of a metalled part of a trunk road or classified road

- (i) It would consist of, or include, the erection of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The development will not be used for the accommodation of livestock nor the storage of slurry or sewage sludge

- (j) It would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The proposal is not connected with fish farming and the land does not fall within article 2(4) land

- (k) any building for storing fuel or waste from a biomass boiler or an anaerobic digestion system –

- (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
- (ii) is or would be within 400 metres of the curtilage of a protected building

The development will not be used for the storing of fuel or waste from a biomass boiler or anaerobic digestion system

4 SUMMARY

4.1 In summary, the proposal meets the criteria of Class A Part 6 of the Permitted Development Order 2016, and therefore can be considered to be appropriate development for agricultural purposes.

4.2 We submit with this application a scaled Location Plan and Block Plan, which identifies the land to which the application relates, along with Proposed Plans for the barn. The appropriate fee will be paid directly to the Council.

Yours faithfully,

PLANIT CONSULTING

Janet Long MRTPI

Cc Mr P Garner