

Supporting Statement

Washlands Farm

Prayors Hill

Single Headingham

Halstead

May 2021

Introduction

This statement is submitted in support of a planning application the provision of 9.5 x 12.2 meter extension to an existing building for agricultural use.

3.0 Background

The applicant has been farming all their adult life and includes this statement by way of historical background and credentials:

I rented a farming unit adjacent to the family farm in North London when I was 20 years of age, this was a dairy farm, and I milked 80 cows and kept all the followers to finish. In 1987 I moved to Canada and purchased a 2400 acre ranch where I kept up to 400 suckler cows and sold the progeny as stores, and made hay for use with the livestock and latterly export to China.

I returned home to the UK in 2019 and began searching for a farm, Washlands was purchased it being suitable for my requirements and the added benefit of having my extended family nearby in North London.

Planning Policy

The Braintree District Council's LDF Core Strategy and LDS and the NPPF

The Core Strategy refers in 6.24 to "The scope for economic development will be limited by the need for sustainable development and to protect the countryside and environment.

However, there is a need to secure a sound sustainable future for the rural economy, which continues to contribute significantly to the economy of the District as a whole through tourism, agriculture and local small businesses. Policies relating to farm diversification, rural enterprise and rural tourism will be set out in the Development Management DPD as well as details of uses, which are appropriate in the countryside. Employment sites will be identified within development boundaries in the Site Allocations DPD."

Policy CS 5 The Countryside, refers to "Development outside town development boundaries, village envelopes and industrial development limits will be **strictly controlled to uses appropriate to the countryside**, in order to protect and enhance the landscape character and biodiversity, geodiversity and amenity of the countryside."

The NPPF mentions 89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. **Exceptions to this are: buildings for agriculture and forestry; Achieving sustainable development provision of appropriate facilities for outdoor sport, outdoor recreation** and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;

Need For Development

The application is for an extension of two bays to the existing machinery shed for the purpose of workshop and a separate fertiliser/spray store with roller shutter doors to match the existing.

The existing shed is used for farm machinery which has recently been purchased and demonstrates the commitment to a farming enterprise. Plant includes :New Holland T6 tractor, JCB 536 telehandler, attachments bucket and bale handler, Opico Tigre flail mower, Sulky fertiliser spreader and a power harrow etc. See appendix D

The proposed extension 9.15 x 12.2 with an eaves height of 4.57m will allow two additional bays with sufficient area for secure storage of fertiliser and spray and a separate workshop area, once the mast has been removed. The telecoms co require planning approval of the extension prior to removal



Access

Access will be gained either from the existing field access or from the existing farm access and no amendments are proposed.

Conclusion

The proposal represents appropriate development in the open countryside for an identified agricultural need. It will be sited and designed to create minimal visual impact and serve a typical agricultural use within the countryside and would therefore be in accordance with the Braintree District Councils Local Planning policies and the NPPF policies

Appendix D

Plant and machinery

