

RURAL ASSOCIATES

**Planning, Procurement, Project Co-ordination
Agricultural and Rural
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Osbourne Farm Kingsley, Bordon GU35 9LW

**Proposed demolition of existing life expired Farm buildings with new replacement
Potato store on similar footprint**

The applicant has been farming the land at Osbourne Farm for more than 50 years. The farm extends to some 210 acres (85 hectares) and is arable predominately potatoes and some cereals. Crops are grown on 210 acres (85 hectares) of highly productive, Grade 2 land.

The existing buildings on the site are of varying ages and design. Owing to both design and age it makes them noncompliant for the standards required today for Crops Assured Storage and Red Tractor Marketing therefore rendering them unsuitable for storage, consequently obliging the applicant to sell the crops directly from the field at harvest time when prices are at their lowest, rather than having the ability to store the crops awaiting improved marketing conditions.

The proposed new potatoes store will be a state of the art bespoke building enabling the applicant to market potatoes at the best possible time. The building will also be used for the storage of seeds, potatoes, together with a section for secure and safe storage of potato boxes, currently stored in the open.

The siting of this proposed new potatoes store will place it adjacent to the land it serves, positioning all the farm buildings on one site and requires no new access to the highway. The volume of traffic leaving the farm buildings would not be increased and would, in fact, be less concentrated around the harvest period.

The building will be of the typical steel framed agricultural type. The Elevation being clad with Anthracite Grey box profile steel sheet together with roller shutter and personal doors all under an Anthracite Grey Steel Box profile Composite Panel roof.

Cont/d



The proposed building falls within Agricultural Permitted Development (GPDO) Schedule2, Parts 6&7. To carry out essential engineering operations which are reasonably necessary for the purposes of agriculture, all as per statutory instrument 1995 No 418 Town and Country planning (general permitted development) order 1995 part 6 class A.

At Section Three Supporting a prosperous Rural Economy paragraph 28 of this document, states inter alia: *"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"* I consider that the proposal satisfies the criteria in the new NPPF.

Jon Carver

Rural Associates