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**Osbourne Farm Kingsley, Bordon GU35 9LW**

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

**Supporting document and photograph’s**

The applicants 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 Grain store will be a state of the art bespoke building enabling the applicant to market Grain at the best possible time

The location of the proposed new grain 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.

In addition the proposed Grain storage building will provide much needed covered storage for the valuable farm equipment and machinery together with section for secure and safe storage for fertilizer, (a requirement under the anti-terrorism act) tractors and machinery

The building will be of the typical steel framed agricultural type. The Elevation being clad with Merlin 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 New National Planning Policy Framework (NPPF)

I have considered the proposal in relation to the National Planning Policy Framework (NPPF)

as published and now replacing PPS7 from 27th March 2012

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