



5 COLBRON PLACE
ASHWELL
BALDOCK
HERTFORDSHIRE
SG7 5TH

Tel: 01277 890 595
01462 742 740

Mob: 07967 010575

mark@johnstruct.co.uk
www.johnstruct.co.uk

24th July 2023

Johnstruct Ltd

Steel Frame Buildings & Technical Support Services

Braintree District Council
Planning team

Planning statement in support of a Prior Notification for a Permitted Development of a general-purpose agricultural crop storage barn at **Little Lodge Farm**, Sudbury Road, Castle Hedingham, HALSTEAD, CO9 3AG. Barn is significantly <1000m² in total. REFER to Plan, Elevation & Location plan/s for proposed barn location.

LOCATION & BACKGROUND: G B Newton & Sons are first and foremost a farm with an agricultural contracting business. Little Lodge Farm and the immediate owned land is shown on the enclosed Immediate Agricultural unit area plan.

The farm and its agricultural land is governed by Braintree District Council.

Little Lodge Farm MUST diversify the use of the land, and the cropping on the land to make the farm work as efficient as possible. The proposed Lean-to is required to store a wider variety of crop compliantly and flexibly, and to reduce exposure to core arable crop commodity / market price fluctuation. The requirement to further diversify the range of farmed crops, is also to help mitigate against continually increasing and changing operational costs. Little Lodge farm and the immediate agricultural unit has a diverse business use including but not limited to: arable cropping, business lets, hay & Straw production and contract farmed land. The immediate farmed area is 23Ha of which over 90% is currently arable cropped. The farm has a further 100+ Ha of arable cropping under various tenancy and contract farming agreements. A percentage of the harvested crops from the outlying acreage is managed, maintained and stored at Little Lodge Farm.

The proposed Lean-to would be used for segregating specialist crops and provide additional varied & temporary “operational” storage capacity. Fundamentally the farm needs to compliantly store crops to exacting and stringent standards hence they must segregate the various varieties of crops and manage them appropriately.

To allow the agricultural unit to be viable, our client is needing a small area of compliant and secure storage in order to store the high yielding output obtained in recent years from a wider variety of cropping. The proposed Lean-to will compliantly store the crop & help reduce “market” risk by making the produce less susceptible to quality & market price fluctuation issues.

Continues.....

The site and farm location is on long established farmed land, and is predominantly bordered by arable fields.

For Prior Notification PD purposes - The immediate overall agricultural unit is >5 Hectares. The size of the immediate agricultural unit where the proposed barns are to be located is >1 Hectare. The proposed Lean-to is set back significantly greater than 25m from the nearest metalled Road.

SITING: The land topography to the North of the proposed location is relatively level. The proposed Lean-to will be sited immediately adjacent to an existing grain store within an established farm yard curtilage with the ground level reducing towards the west. There is a low-lying established hedgerow / tree boundary to the west which is in poor health and will be replaced adjacent to the proposed Lean-to. The siting of the proposed Lean-to utilises an existing access and hardstanding area and is positioned such that it is nestled immediately adjacent to an existing field boundary and the established farm building complex. The proposed Lean-to would be visually obscured by the existing buildings when viewed from any public vantage point.

Our client will undertake “in keeping” or “Native Species” additional planting to the side of the proposed Lean-to, this will further obscure the farm complex. The barns are located immediately to the south of an established agricultural farm yard unit and is located close to an established existing Farm access. The proposed barns will not look out of context in its rural setting when viewed across the countryside and the public road.

The proposed Lean-to is sited in Flood Zone 1 with a low probability of flooding (Source: Environment Agency).

The proposed Lean-to’s location is to primarily reduce vehicle / transportation movements within the agricultural unit and uses an existing farm access + make the most of being combined in a “grouped” agricultural building complex in an established rural setting. The proposed Lean-to will be visually shielded and absorbed by existing buildings & established field hedging.

DESIGN:

The proposed agricultural Lean-to would be of a high quality & long-lasting steel portal frame design clad in a traditional agricultural plastisol coated steel profile sheeting of a similar design / finish / colour to the existing immediate agricultural buildings in the farm yard.

The Lean-to would be seen in context with the adjacent farm agricultural buildings. The proposed barn would be designed and fabricated to Agricultural Design Specification BS5502 as a minimum standard.

Summary: The size and height of the proposed Lean-to is such that it can practically store crop farmed on the land and practically accommodate suitable modern machinery and portable agricultural equipment to maintain, load, and unload the crop.

The materials to be used to build and clad the proposed barns are the same as many other similar agricultural buildings on local farms and aim to help blend in with the rural back drop / location. The existing long established agricultural operational access, other than the normal significant maintenance, does not need moving. Any immediate operational building access / apron areas to the proposed buildings will be extended to provide safe access.

Any removed building spoil will be kept to a minimum and be sympathetically redistributed within the immediate agricultural unit.

Continues.....

According to Policy in the National Planning Policy Framework” we note the following:

APPROPRIATE DEVELOPMENT IN THE GREEN BELT states “The Council will promote uses in the Green Belt that have a positive role in fulfilling Green Belt objectives. Planning permission for development in the Green Belt will only be granted if it is for the following purposes” - the first objective in the policy states:

- o Agriculture and forestry

ACCESS:

The agricultural unit has established dedicated agricultural access. The existing agricultural access is well maintained and is gated. There would be no impact on pedestrian access.

ASSESSMENT SUMMARY:

Other relevant Agricultural applications: N/A

Schedule 2, Part 6, Class A of the General Permitted Development Order 2015 states that the following is permitted development:

- A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—
 - (a) works for the erection, extension or alteration of a building; or
 - (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.

The Agricultural unit is an established (200+ Years) agricultural holding of significantly over 5ha that is used for modern and diverse agricultural produce. For the agricultural unit to remain sustainable, our client requires safe, self-contained, and secure segregated agricultural storage on the unit. The proposed agricultural Lean-to is therefore required to help manage & store crop that is farmed on the immediate and wider agricultural unit. The size of the proposed Lean-to is such that it can safely accommodate crop & the large and efficient modern agricultural machinery used to farm, load and unload and maintain the land.

Development not permitted:

A.1 Development is not permitted by Class A if—

- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

Answer: Complies. The development would be on a parcel of land greater than 1 hectare in area.

- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

Answer: Not Applicable.

Continues.....

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

Answer: Complies – No dwelling involved.

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

Answer: Complies + building designed to Agricultural specification BS5502 for agricultural use.

(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 1000 square metres, calculated as originally described in paragraph D.1(2)(a) of this Part;

Answer: Complies. The proposal would have an overall floor area <1000 square metres.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres; **Answer: N/A.**

(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;

Answer: Does not exceed 12metres.

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

Answer: Complies.

(i) it would consist of, or include, the erection or construction 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 (meaning dwelling not within an agricultural holding);

Answer: Complies.

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

Answer: Complies. The site is not connected with fish farming.

(k) any building for storing fuel for 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.

Answer: Complies

Continues.....

Conditions:

A.2 — (1) Development is permitted by Class A subject to the following conditions —

(a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

Answer: Complies.

(b) where the development involves—

(i) the extraction of any mineral from the land (including removal from any disused railway embankment); or

(ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;

Answer: Complies. The proposal does not relate to the extraction of minerals.

(c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

Answer: Complies.

Siting, Design and External Appearance of the Building:

The proposed agricultural Lean-to would be of a steel portal framed agricultural structure, of a similar design to existing farm buildings within the immediate farm yard (designed to Agricultural specification BS5502).

The proposed external design is in keeping with the immediate agricultural buildings within the setting, in that it will have a grey profiled roof cladding and a traditional dark colour vertical cladding to aid visual blending with the other buildings when viewed from across the countryside. Crops and associated machinery will be compliantly stored inside the building and will be visually apparent when viewed from the gable end (albeit shielded by established field boundaries when in leaf).

The siting, design and external appearance of the Lean-to would be acceptable due to the proposed Lean-to being within a traditional farming area, significantly shielded by the existing farm buildings and being set back some distance from any metalled road.

Due to the current and ongoing agricultural use of the immediate hardstanding area where the proposed Lean-to is to be sited, we advise that there would be limited impact as to any environmental, biodiversity / habitat or sustainable design aspects. Any surface water from roof slopes will be directed in to the adjacent existing water courses via above ground rain water harvesting tanks and re-used for maintenance and crop spraying activities.

Further to the above - the existing agricultural unit vehicular and pedestrian access OR volume of traffic will not be affected by the proposed barns.

Continues.....

Summary & Conclusion:

Planning permission is sought for a: “General-purpose Agricultural Lean-to.

This Planning Statement sets out the key policies and the relevant paragraphs under Agricultural Permitted Development in the NPPF and assesses that the proposal would meet all these requirements.

This Planning Statement demonstrates how the proposed development represents a sustainable scheme that complies with both local and national planning policy/guidance.

The proposal will also improve existing local biodiversity with rain water harvesting & additional planting and will not have a detrimental impact upon highway safety and the functioning of the local highway network, nor on existing air quality and noise levels. Furthermore, the proposal will provide benefits for the local rural economy, contributing to the district sustainable farming policies, and assist with retaining rural jobs.

Having carefully considered this proposal against the NPPF requirements and that of the Permitted Development Legislation, no policy conflicts have been identified - It is therefore respectfully requested that this application be approved.

© JOHNSTRUCT Ltd.

***** ENDS *****