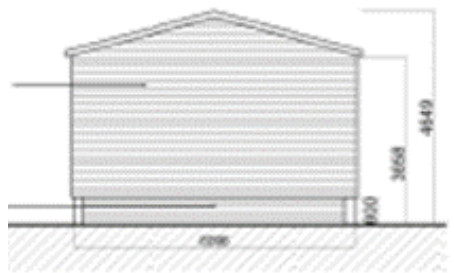


Peter
Richards
& Co.



Northern Elevation

SUPPORTING STATEMENT

ERECTION OF REPLACEMENT GENERAL PURPOSE AGRICULTURAL BUILDING

BROADHAY FARM, LOWER HEATH, WHITHURCH SY13 2BJ



OVERVIEW

DETAILS

APPLICANT	Mr & Mrs E Appleby of Appleby & Arkwell Enterprises
DATE	October 2023
SITE	Broadhay Farm, Lower Heath
PROJECT	Erection of replacement general purpose agricultural building
PREPARED BY	Holly Walker (MRICS) at Peter Richards & Co.

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I. INTRODUCTION

PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by Mr & Mrs Edward Appleby of Appleby & Arkwell Enterprises to submit a prior notification application under the General Permitted Development Order in respect of their intention to erect a replacement general-purpose agricultural building on their farmstead at Broadhay Farm, Lower Heath.

This statement provides background information on the applicant's proposal, and how the proposal is in accordance with General Permitted Development Order. This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

BACKGROUND & JUSTIFICATION

The applicants have managed Broadhay Farm as an agricultural enterprise since 1968 and it extends to 350 acres with 100 acres being in the vicinity of Broadhay Farm.

The holding has a range of modest agricultural buildings which holds a range of equipment and machinery associated with the agricultural holding.

There is a modest sized building adjacent to the track used for storage but this building is now in need for replacement due to its size and condition. It is acknowledged that the applicants can exercise their permitted rights to remove this building, but it provides useful background and justification for the proposed building.

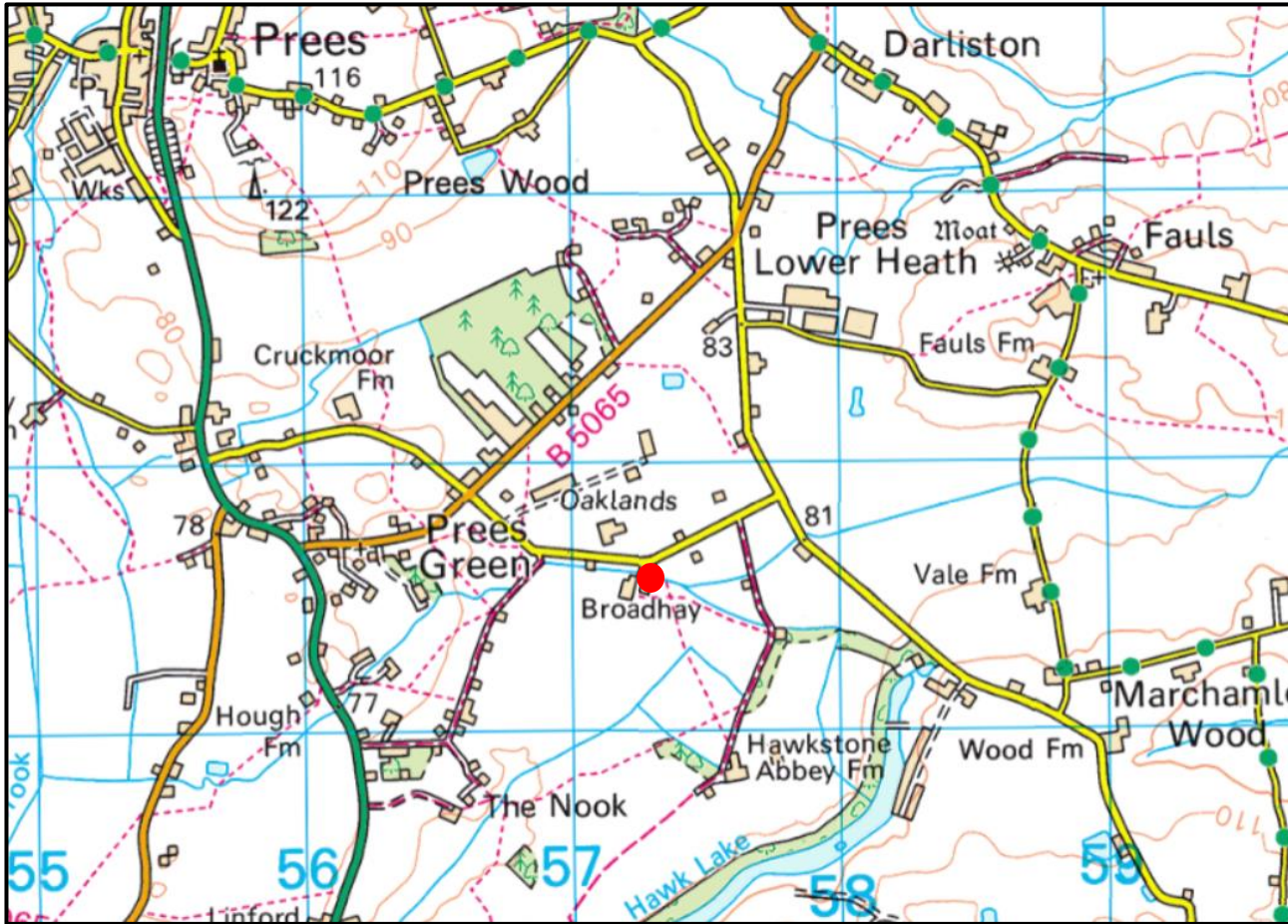
The proposed building would be slightly larger than the building it replaces to ensure that it is sufficiently large to cater for the equipment and machinery held at the site.

The proposed building is of a modest scale, measuring 4.7m high to the eaves which is subtly higher than the curved roof building it would replace. The proposed design affording access along the side will afford a more functional design.

2.THE SITE & CONTEXT

SITE LOCATION

The site is within the existing curtilage of the Broadhay Farm and the proposed new building will be situated on the site of an existing farm building.



3. THE PROPOSED DEVELOPMENT

The proposal will see the erection of a detached agricultural building within the established farmstead.

Currently the curved roof agricultural building is accessed via the farm drive and is accessed from the northern gable end of the building. The proposed building is to be accessed from the eastern side via two number accesses, wide enough for vehicles, plus a pedestrian access in the southern end.

Doors are proposed on the eastern openings to provide more security for the valuable items stored within.

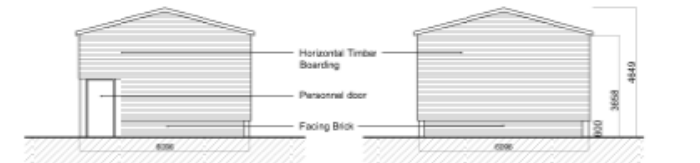
It is proposed to clad the building in muted coloured timber cladding and dark colour roof sheeting to minimise visual impact.

The dimensions of the proposed building are;

- 6.096m wide
- 18.288m long
- 3.658m to the eaves
- 4.649m to the ridge



Eastern Elevation



Southern Elevation

Northern Elevation



Western Elevation



Proposed Floor Plan

4. PLANNING POLICY CONTEXT

CONTEXT

A number of development types, both change of use and new development, are afforded permitted development rights, subsequently it is considered this proposal can be allowed within permitted development rights afforded agricultural holdings.

GENERAL PERMITTED DEVELOPMENT ORDER

Permitted development rights afforded to agricultural holdings over 5 hectares are controlled by Town And Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 6, which was amended in 2018 under The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018.

This amendment increased the size of development permitted from 465sqm to 1000sqm.

5. PLANNING APPRAISAL

APPRAISAL OF SITE AND GUIDELINES

Schedule 2, Part 6 of the General Permitted Development Order – Class A – agricultural development on units of 5 hectares or more, allows farmers to erect, extend or alter building(s), including excavation or engineering operations, all of which must be reasonably necessary for the purposes of agriculture within the unit.

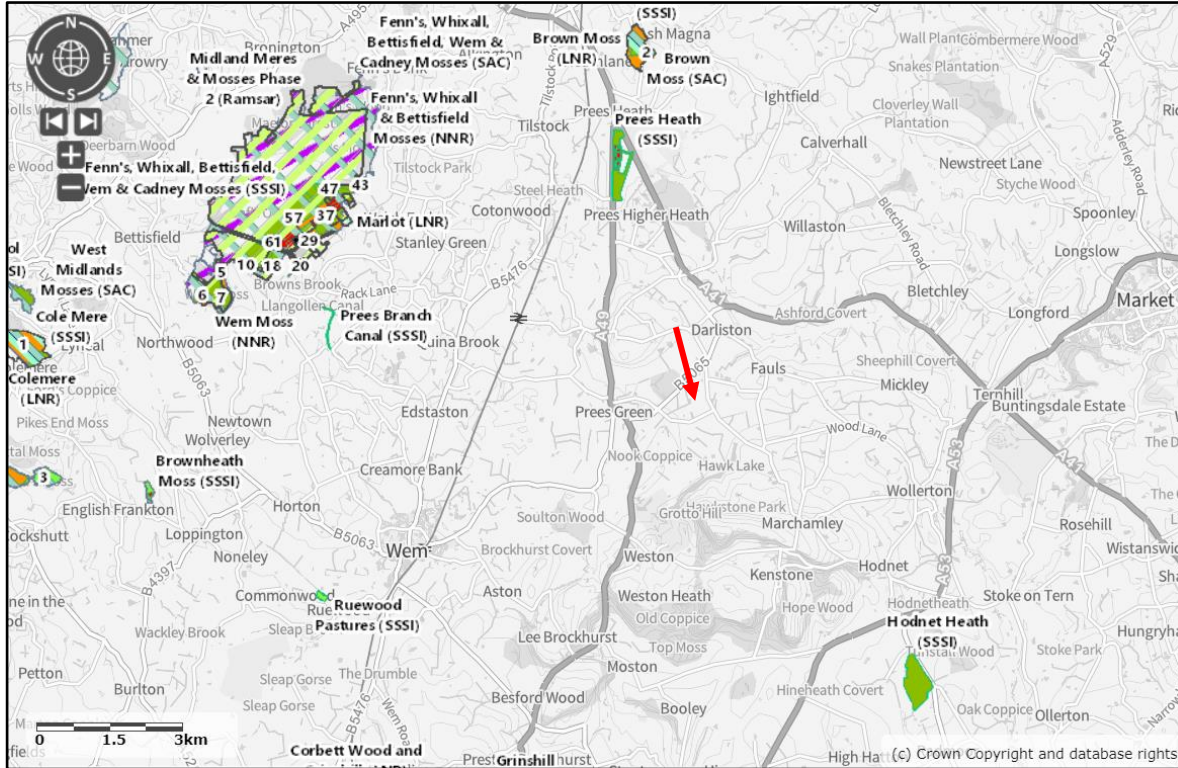
This includes hard surfacing for field access and farm tracks and the building of machinery stores and grain stores, however there are certain conditions governing siting, size and in some cases materials.

Schedule 2, Part 6 of the GDPO does not allow development in the following circumstances:

- On a separate parcel of land that is less than 1ha (2.5 acres)
- Where dwellings are involved
- Not for agricultural use
- The area of the building or development is more than 1,000sqm (except for fencing)
- Where any part of the development is within 25m of a metalled part of a trunk road or classified road
- A building (or involving work to a building) intended for or used by livestock, slurry or sewage sludge housing, if within 400m of the curtilage of a dwelling; the building proposed is not to be used for livestock housing.
- Excavations or engineering operations connected with fish farming on protected land types (e.g. National Parks).
- If the proposal is within 3km of an active Airfield, there is a limitation on height.
- The site is not within a statutory designation as confirmed overleaf

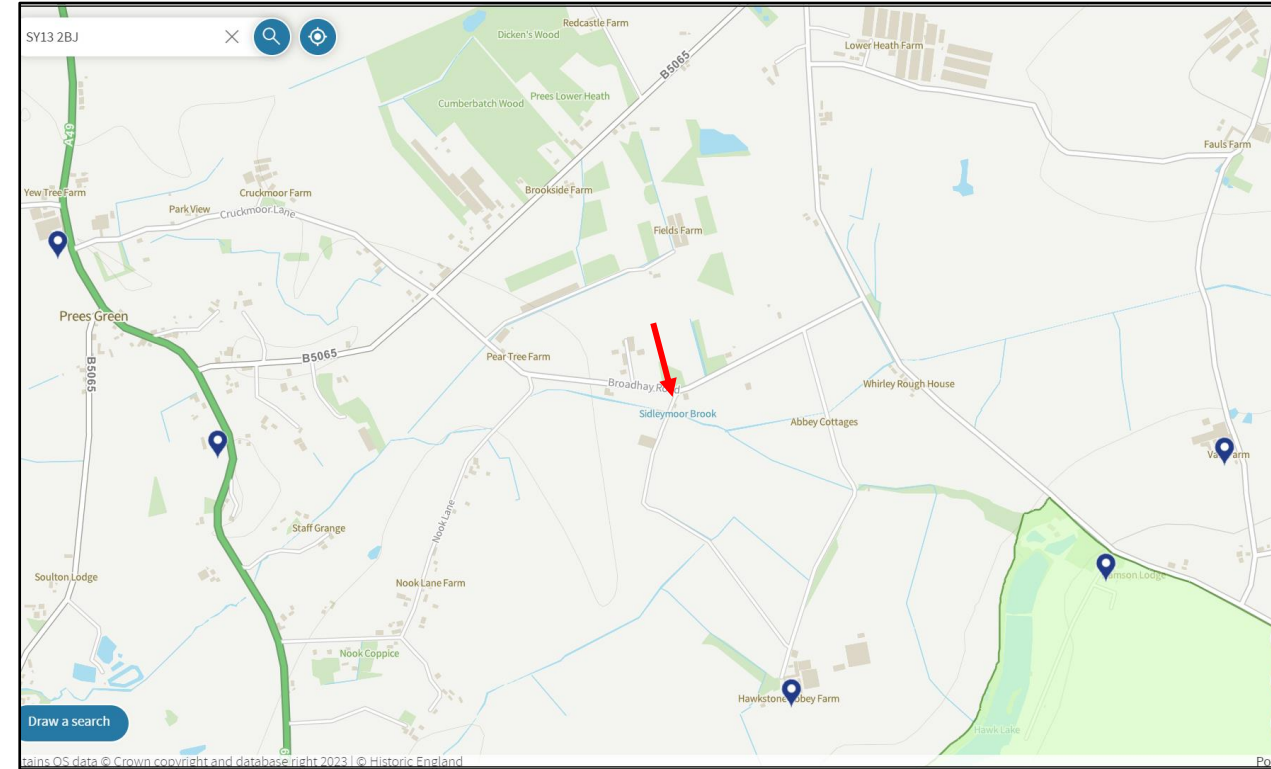
5. PLANNING APPRAISAL

ECOLOGICAL DESIGNATIONS



Above: Extract from Magic Maps confirm that the site is not within a Statutory Ecological Designation

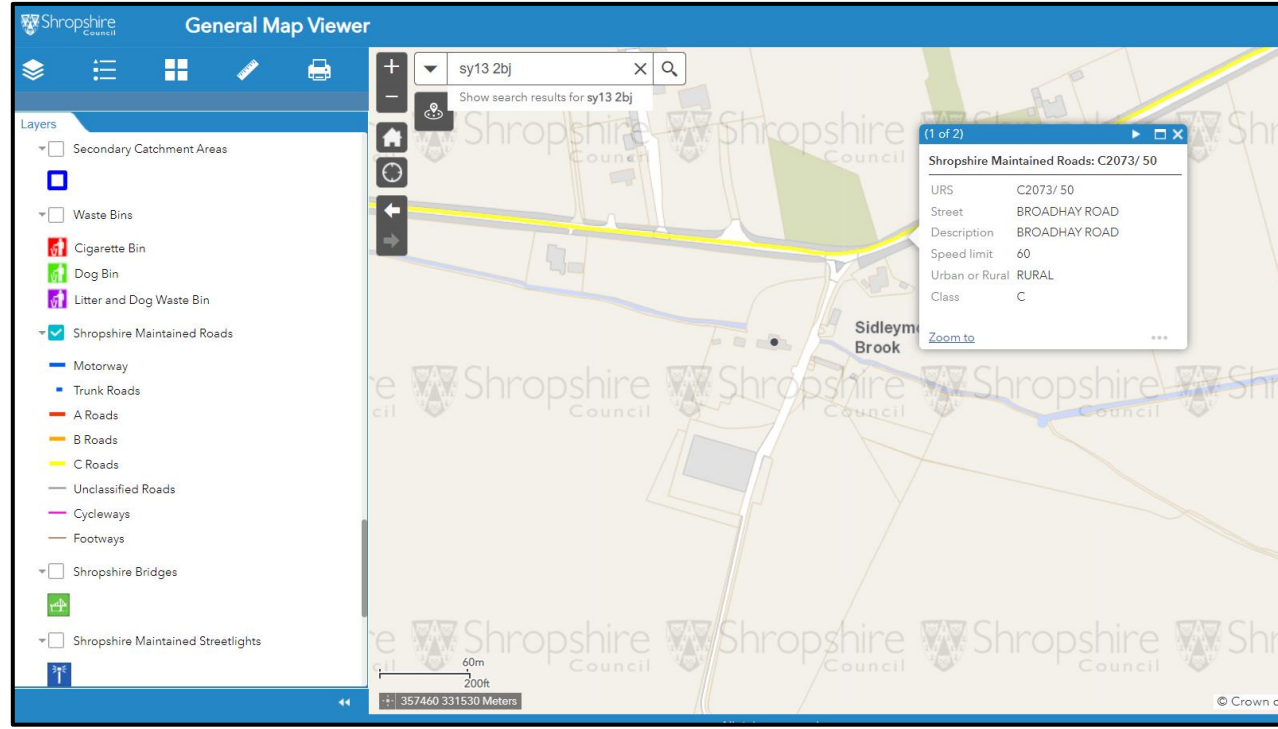
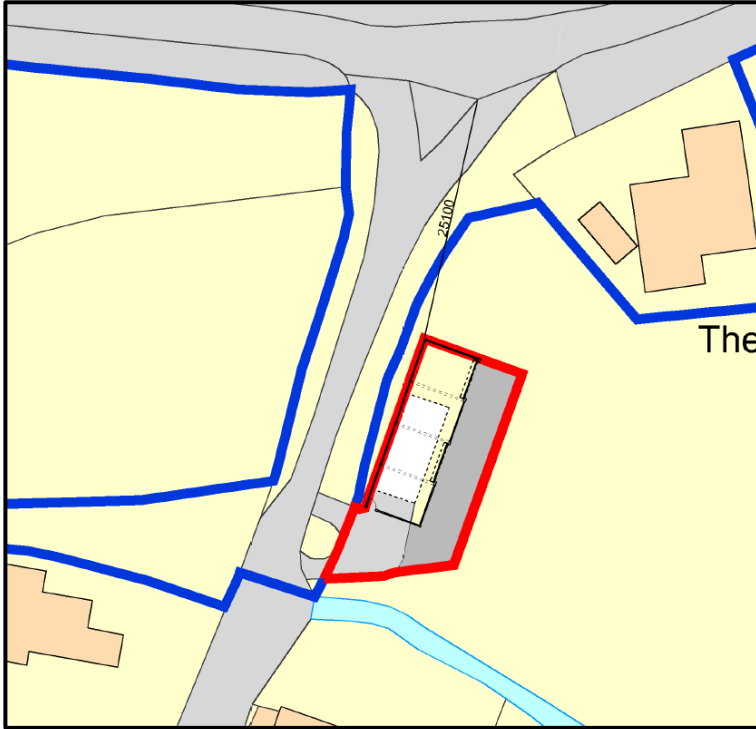
HISTORIC DESIGNATIONS



Above: Extract from English Heritage Map Search confirms that the site has no designation

5. PLANNING APPRAISAL

HIGHWAYS



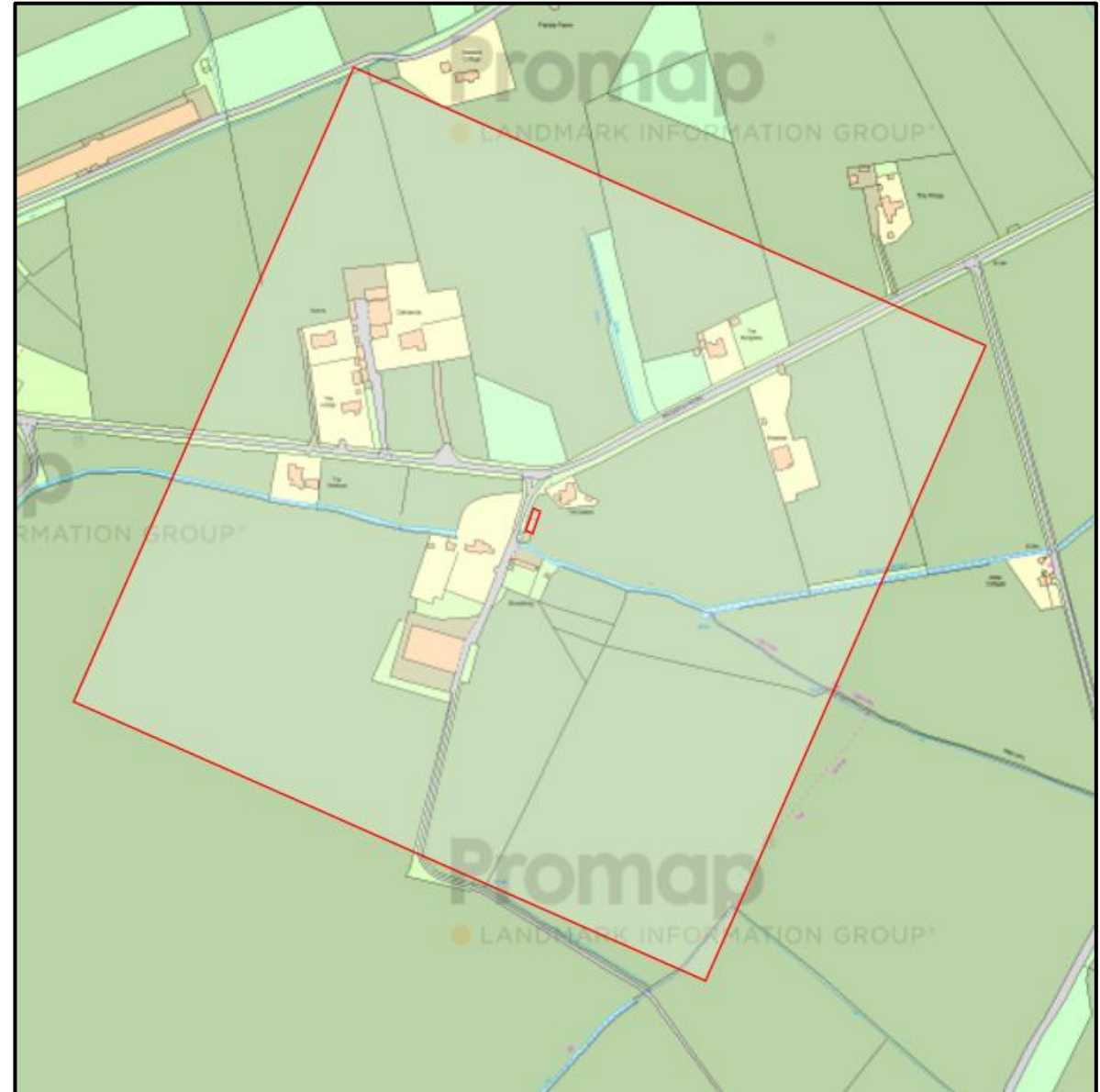
Above: The site plan confirms that the building will sit more than 25m from the classified highway located to the north

6. MATERIAL CONSIDERATIONS

BIODIVERSITY

There are no waterbodies within 250m of the development and the subject site forms part of a managed and grazed field.

The development will not disrupt mature vegetation in the vicinity of the building.



6. MATERIAL CONSIDERATIONS

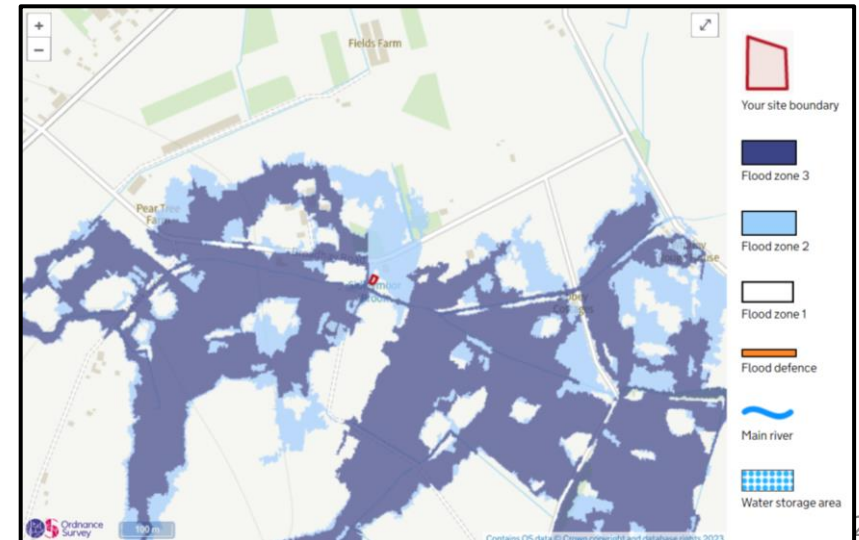
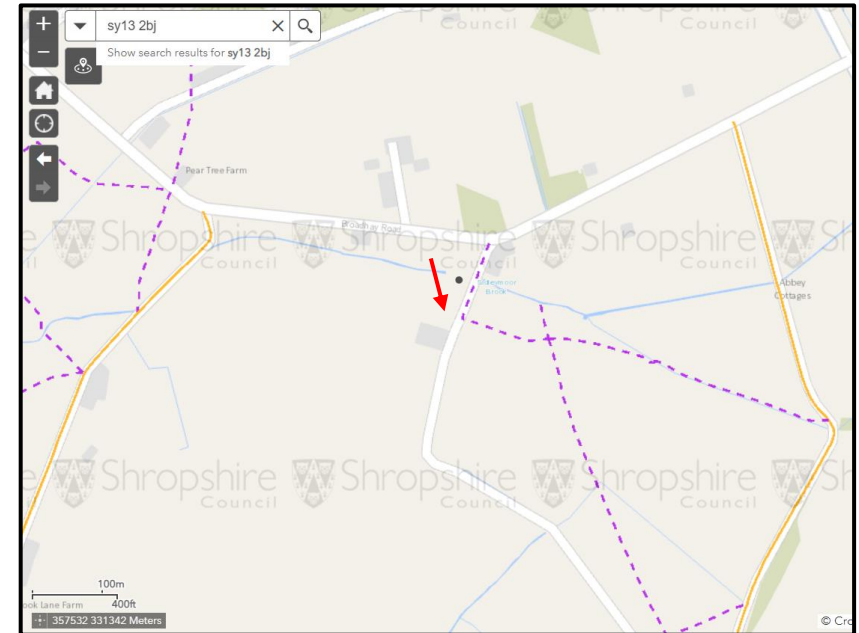
PUBLIC RIGHTS OF WAY

It is confirmed that no public rights of way cross the site, although footpath 0224/31/1 runs west and south of the building.

It is considered that the building would be screened from this right of way given the existing mature boundary vegetation and the materials being muted colours.

DRAINAGE

It is acknowledged that the site is within close proximity to Sidneymoor Brook. It should be a material consideration that the applicant already utilise a building and access at this location.



7. CONCLUSION

The applicants operate an established farming enterprise from the Broadhay Farm and is looking to erect a modest secure farm machinery storage building on the site of an existing building.

Confirmation is sought that permitted rights afforded the farm can be utilised to allow the erection of a replacement general-purpose agricultural building.

It is trusted that the information provided allows confirmation that the permitted development criteria is met.

PETER RICHARDS & CO. PROPERTY CONSULTING

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