

Prior Notification under
Schedule 2, Part 6, Class A of
the General Permitted
Development Order 2015 (as
amended) for erection of a
building.

Lodge Farm, Redditch Road,
Alvechurch, Birmingham, B48 7RS

Fisher German LLP on behalf of B R Charles &
Partners



Project Title:

Prior Notification under Schedule 2, Part 6, Class A of the General Permitted Development Order 2015 (as amended) for erection of a building.

Address:

Lodge Farm, Redditch Road, Alvechurch, Birmingham, B48 7RS

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01 Introduction

Fisher German LLP act on behalf of B R Charles & Partners in respect of this prior notification request in relation to the proposed erection of a Hay Barn at Lodge Farm.

The following sections of this planning statement provide details of the site and surrounding area, proposed development and relevant legislation. The proposed development adheres to the requirements of Schedule 2, Part 6, Class A of the General Permitted Development Order, 2015 (as amended).

This statement should be read in conjunction with the plans which are included within this application and the relevant supporting documents.

02 Site and Surrounding Area

The site is accessed off Redditch Road, via an unregistered road which runs under the A441. The site is nearby the villages of Alvechurch and Rowney Green,

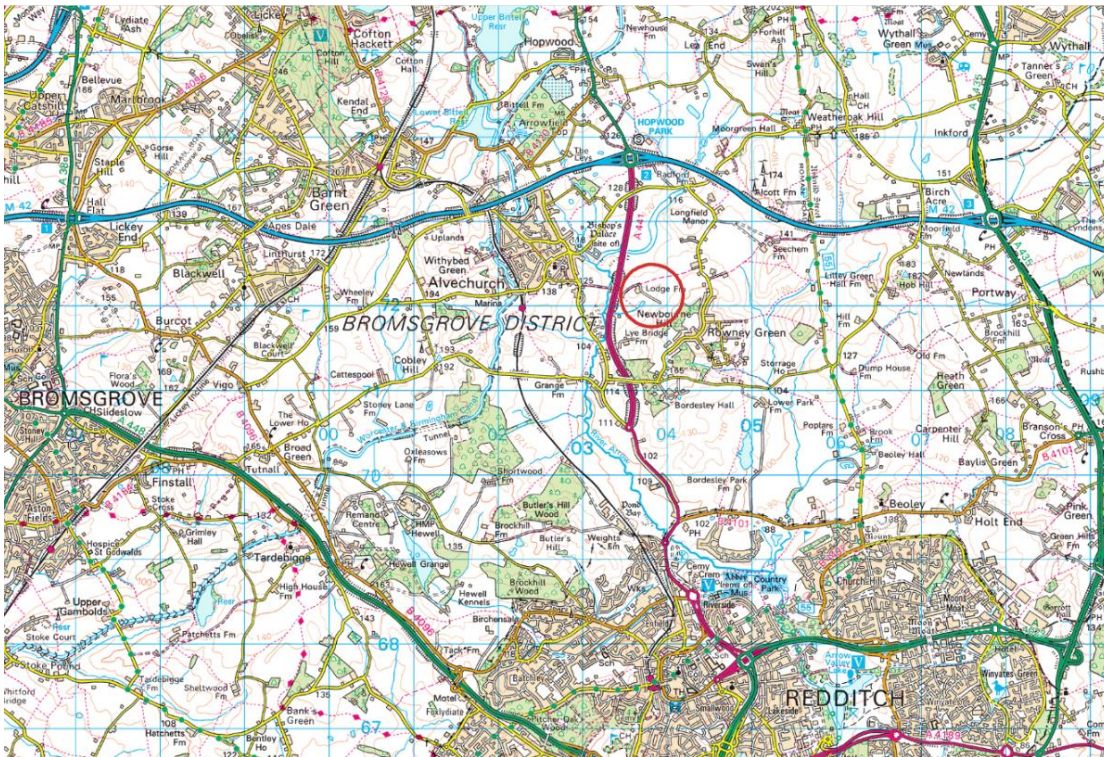


Figure 1: Site Location (source: landapp)

The site is encompassed within a farmstead which extends to approximately 94.30 acres (38.16 hectares). The farm is wholly used for agriculture, primarily in connection with the applicant's sheep enterprise and for the mowing of hay with aftermath grazing.

The farmstead is situated in a mainly rural context surrounded by predominantly agricultural land and open countryside including pasture and arable land, hedgerows, and scattered woodlands. There are three barn conversions to the north of the site.

The proposed hay barn site is located in the dip of a valley and is therefore naturally shielded from view from the surroundings. There is a line of mature trees adjacent to the proposed site which would also prevent it from being immediately visible from the barn conversions positioned approximately 150m to the west. There are no existing buildings on the farm of either a permanent or temporary nature able to fulfill the applicant's storage needs.

03 Proposed Development

This notification is for the erection of an Agricultural Building as permitted under Schedule 2, Part 6, Class A of the General Permitted Development Order 2015 (as amended).

The proposed development comprises the creation of a steel portal framed hay barn extending a total of 223m². (Please see **Appendix 1**).

Lodge Farm currently has no agricultural buildings, which limits its use within the applicant's farming enterprise. The applicant's principal farmstead at Egghill Farm, Romsley is located approximately 7.4 miles from Lodge Farm and the cost of transport and time spent travelling with heavy between the two farms is placing unnecessary pressures on the business to include unnecessary road miles carting hay and feed stuffs between the holdings. The hay barn will be an enhancement to the farming enterprise and allow the applicant to make and store hay on site saving the substantial cost of transportation. The land will continue to be grazed for the remainder of the year after hay has been cut.

04 Part 6 Class A Assessment

Schedule 2, Part 6, Class A permits the erection of agricultural buildings subject to the proposed meeting following criteria;

Criteria A.1	Notification Site
<p>Proposal is carried out on a parcel of land large than 1 hectare on a agricultural unit greater than 5 hecatres.</p>	<p>Yes, the agricultural unit extends to approximately 38.16 hectares, and the land parcel the barn sits within is 8.01 Hectares.</p>
<p>Development under Schedule 2, Part 3, Class Q of the GPDO 2015 (as amended) has not been undertaken on the agricultural unit within the last 10 years</p>	<p>No development of this type has taken place on the agricultural unit.</p>
<p>Development would result in works to a dwelling</p>	<p>There would be no impact on any dwelling.</p>
<p>The development is designed for the purpose of agriculture</p>	<p>The development is designed for agricultural purposes and will provide much needed hay storage for the holding.</p>
<p>The works or structure for accommodating livestock or any plant or machinery arising from engineering operation or building erected or extended or altered exceeds 1000m² calculated as described in paragraph D.1(2)(a)</p>	<p>The development does not include the erection of any building or structures acommodating livestock, or plant or machinery.</p> <p>The building will be used for the storage of hay and will be 223 m² in area.</p>
<p>The building is within 3 kilometres of the perimeter of an aerodrome and does not exceed 3 meters</p>	<p>Not applicable.</p>

The building exceeds 12m in height	The building will be 5.5 m high.
The development is not within 25m of a metalled part of a trunk or classified road	The site is not within 25m of a road of a trunk or classified road.
The development would consist of 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 storage of livestock, slurry or sewage sludge within 400m of the curtilage of a protected building	The development does not consist of the construction or works relating to any of the mentioned matters.
The development involves excavation or engineering associated with a fish farming on or over article 2(4) land	No.
The building would be used storing fuel or waste not produced by a boiler or system on land within the unit or; Is within 400m of the curtilage of a protected building	N/A

Table 2: Prior approval matter detailed in section A.2 (2)(d)(i)

Prior approval matter	Assessment of Notification Site
Siting	<p>As can be seen on the site plan Appendix 1, the siting of the proposed hay barn has been carefully considered.</p> <p>The proposed siting ensures ease of access from the hard standing track whilst also minimising the impact that the building will have on the surrounding landscape.</p>

	<p>The building will be well hidden from the closest dwellings by not only its situation in the dip of the valley but also the line of mature trees.</p>
<p>Design</p>	<p>The hay barn is designed for agricultural purposes and would ensure this is in-keeping with the surroundings.</p>
<p>External Appearance</p>	<p>Materials have been carefully chosen to ensure the minimum impact on the surrounding area and does not detract from the character and rural nature of the location.</p> <p>The barn would be clad with green box profile sheets on three sides down to 2m. The Bottom 2m will be concrete panels. The barn will be open fronted.</p>

05 Conclusion

Having assessed the proposal against the criteria set out above, the proposal is compliant with Schedule 2, Part 6, Class A of the General Permitted Development Order, 2015 (as amended) and therefore prior approval should not be required. The Local Planning Authority is respectfully requested to approve this prior notification without delay.

06 Appendices

Appendix 1: Location/Site Plan

Appendix 2: Holding Plan

Appendix 3: Photographs