



PLANNING STATEMENT

Project Number:

2021-127

Project:

Woody Holme, Rock Hill, Orpington, Kent, BR6 7PP

Proposal:

Agricultural Barn

Date:12th December 2023

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1. Introduction

This statement has been prepared in support of my clients' Prior Approval application for an agricultural barn to be constructed on agricultural land to the North East of the property known as Woodyholme (or Woody Holme)

2. Site Description

The agricultural land at Woodyholme extends to over 40Ac, primarily to the North of the dwelling. The historical farmyard has fallen into alternative uses over the past 20+ years however the agricultural land is still productive grazing land.

The site is in open countryside but is within the Metropolitan Green Belt and Kent Downs Area of Outstanding Natural Beauty.

3. Prior Notification Assessment

The only legislation this proposal can be assessed against is The Town and Country Planning (General Permitted Development) Order 2015(as amended). Which requires the proposal to meet the following criteria;

Schedule 2 - Part 6 - Agricultural and forestry

Class A – agricultural development on units of 5 hectares or more

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 overall holding is 40ac (16Ha).

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;

The building will be built on land owned by the applicant totalling 40ac (16Ha).

(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;

The application site does not benefit from any development under Class Q or S of Part 3 (changes of use) of this Schedule carried out within a period of 10 years ending with the date on which development under Class A(a) begins.

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

The proposal would not consist of, or include the erection, extension, or alteration of a dwelling.

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

The proposal is for agricultural purposes only. The building will be used to store tractors, machinery, small tools and supplies 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 described in paragraph D.1(2)(a) of this Part which states:

an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development

N/A

(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;

The structure would not be within 3 kilometres of the perimeter of an aerodrome. Biggin Hill is over 8 kilometres away.

(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;

The structure will not exceed 12 metres in height.

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

No part of the development would be within 25 metres of a metalled part of a trunk road or classified road.

Firmingers Road (USRN 34300372) is an unclassified road.

(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;

The building is not designed to house livestock.

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

It would not involve excavations or engineering operations on or over article 2(4) land which relate to fish farming.

(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

The proposed development would not be used 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

The proposed development would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

(ii)is or would be within 400 metres of the curtilage of a protected building.

N/A

In view of the above, based on the submitted information, the proposed development should be considered to be permitted under Class A.

4. Siting, Design and Appearance Assessment

The building will be of prefabricated construction common in agricultural buildings. It is 12m x 8m with eaves at 2.1m above ground level and an overall height of 4.5m. It is clad in box profile sheeting and has a single roller door on the North elevation.

The building will be sited approximately 25m from the existing dwellinghouse. The land it will be situated on is grassland adjacent to an existing unmade track that provides access to the rest of the holding whilst remaining close to the dwelling for security purposes. It will also be easily accessible from the public highway.

The building is relatively small compared to the size of the holding but the majority of the larger tasks are undertaken by contractors, the machinery stored in the building will be used more for the day to day maintenance – mowing, fencing, hedge cutting, habitat and woodland management etc. It will also provide a small area for the storage of dried feed and forage.

5. Conclusion

It is our belief that the scheme fully complies with Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) Order 2015(as amended) and that any assessment made to the Siting, Design and Appearance is also deemed acceptable.

We trust this letter sets out our clients' planning application proposal in full, if however, you require any further information please let us know.