

6 March 2024



Community and Environmental Services  
Three Rivers District Council  
Three Rivers House  
Northway  
Rickmansworth  
WD3 1RL

Emily Ingall-Tombs  
E: [REDACTED]  
33 Margaret Street W1G 0JD  
T: [REDACTED]  
F: [REDACTED]  
savills.com

Dear Sir/Madam,

**Newhall Farmhouse, Bucks Hill, Sarratt WD4 9AH**  
**Prior Approval for the erection of an agricultural barn for storage**  
**Planning Portal Reference: PP- 12846657**

On behalf of our client, ("the Applicant"), I write to submit, online via the Planning Portal (reference PP-12846657); an application for 'prior approval for the erection of an agricultural barn'. This application is submitted under Class A, Part 6 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended).

The application comprises the following documents:

- Covering Letter (This Document); and
- Application Form;

The following drawings also support this application:

- Location Plan; and
- Elevations.

The planning application fee of £184 (including service charge), has been paid via the Planning Portal.

### **The Site**

The site is located to the east of Sarratt and north west of Chandler's Cross. The site consists of land at Newhall Farm which occupies approximately 100 acres. The predominant use of the land is arable farming with eight agricultural buildings. Within the farm, there are six agricultural buildings, all of which with various uses such as storage of equipment.

The site is located within the allocated Green Belt of Three Rivers District Council. It is also within a site of archaeological interest and has two Grade II Listed Buildings within the farm. To the west of the site is Hillview Nurseries which has large greenhouses across their site.

### **The Proposed Development**

The land around Newhall Farm is arable farmland. It is proposed to construct a new barn which will be used for the storage of grain which is required to keep it dry. The proposed barn is reasonably required for the farming operation. The proposed barn will be located in the south western field, in the corner closest to the main farm buildings. Access to the barn will be from the private track on the north side of the site. The barn is

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.  
A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



proposed to be 36m in length and 20m wide, therefore occupying an area of 720sqm in the existing field. The height of the barn will be a maximum of 9.217m to the ridge and 7m to the eaves.

The design and appearance of the barn is typical of an agricultural building. The proposal is for a bespoke, high quality barn with a portal frame construction, roller shutter doors, a dark grey 'Anthracite' coloured roof and dark green coloured steel box profile cladding. The bespoke design has been carefully thought through and includes an oversailing eaves and roofline to help to create a shadow line. The side elevations are broken up with dark green cladding and inset concrete panels to improve the external appearance.

### **Class A, Part 6 Permitted Development Rights**

Class A states:

#### *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.

### **Paragraph A.1 of Class A**

Paragraph A.1 details instances where development under Class A development is not permitted. Compliance with this criteria is set out in the table below.

<b>Class 6 Criteria</b>	<b>Assessment</b>
(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 development will be carried out on the main parcel of land.
(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;	Development under Part 3 has not been carried out within 10 years of this application.
(c) it would consist of, or include, the erection, extension or alteration of a dwelling;	There is no development proposed on a dwelling under this application.
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;	All of the proposed works are for agricultural development.
(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 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	The proposed barn will be used to store grain and will only occupy 720 sqm of land.
(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 site is not within 3 kilometres of an aerodrome.

(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 maximum height of the barn will be 9.217m.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	Not applicable.
(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 proposed barn will store grain.
(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or	Not applicable.
(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.	Not applicable.

### Conditions

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

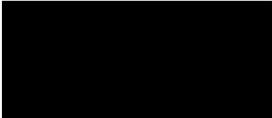
Class 6 Criteria	Assessment
(a) where the development involves— (i) the extraction of any mineral from the land (including removal from any disused railway embankment); or (ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;	Not applicable.
(b) waste 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.	Not applicable.

**Conclusion**

The proposal comprises of the erection of a barn to store grain at Newhall Farm. As required under Paragraph A.1 and A.2 of Class A, Part 6 of the General Permitted Development Order (as amended) 2015, it has been demonstrated that the proposal meets all requirements and conditions.

Should you have any queries on the proposal, please do not hesitate to contact me.

Yours sincerely



Emily Ingall-Tombs  
**Savills**