

Batcheller Monkhouse

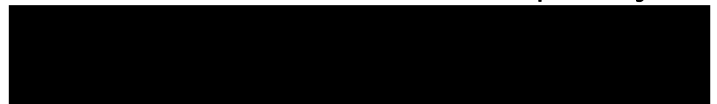


SUPPORTING STATEMENT

Locksash Farm
West Marden
Chichester
West Sussex
PO18 9DZ

On behalf of
The Watergate Estate

Prepared by



December 2023

CONTENTS

1.	INTRODUCTION	1
2	THE SITE	2
3	THE PROPOSAL	4
4	PLANNING APPRAISAL	6
5	SUMMARY	9

1. INTRODUCTION

- 1.1 This statement is prepared in support of a Prior Notification application for a new agricultural building on land forming part of Locksash Farm, West Marden, Chichester, PO18 9DZ.
- 1.2 The Applicant is The Watergate Estate.
- 1.3 This application is submitted in accordance with Section A.2, part (2)(i) of the Town and Country Planning (General Permitted Development) Order 1995, as amended, which requires the Applicant to apply to the Local Planning Authority for determination as to whether prior approval will be required for certain elements of the proposal.
- 1.4 This statement includes a discussion of the following matters: site description; planning history; details of the proposed development; and a planning appraisal.
- 1.5 The following drawings have been submitted with this application:
- Site Location Plan
 - Land Ownership Plan
 - Proposed North Elevation
 - Proposed South Elevation
 - Proposed East Elevation
 - Proposed West Elevation

2 THE SITE

- 2.1 The application site forms part of Locksash Farm, which is a 700 acre agricultural holding located to the east of Locksash Lane, West Marden.
- 2.2 The holding number is 42/041/0003.
- 2.3 The application site contains an existing area of hardstanding located on the edge of the existing farmyard which contains a number of farm buildings associated with the farming business undertaken at Locksash Farm.
- 2.4 To the north of the application site is an existing farm building which is used to house grain and farm machinery that is grown and harvested within the holding. To the south and west of the site are further farm buildings and the wider farmland that surrounds the farmyard.
- 2.6 A residential bungalow called Locksash Cottage is located approximately 155 metres to the north west. A public footpath number WS/CON/541.1/4 lies approximately 60 meters to the north of the application site and runs along the entirety of the yard.
- 2.7 The site is accessed directly from Locksash Lane to the west of the application site which serves the farm.

Figure 2.1 - Site Plan



3 THE PROPOSAL

Background

- 3.1 The applicants wish to erect a farm building for agricultural use in connection with the farming enterprise at Locksash Farm. The building would measure 30.48 m x 18.28 m and have an eaves height of 7.01 m and a ridge height of approximately 9.49 m.
- 3.2 The building will be sited on an existing area of hard standing within the farmyard. The building will be used for the storage of grain that is grown and harvested on site and machinery associated with the farming enterprise. There will be no water usage associated with the use.

Design and Appearance

- 3.3 The proposed building will be enclosed on all sides with roller shutter doors being installed on the northern elevation for access. The building will be constructed of concrete reinforced panels with galvanized natural grey corrugated steel sheeting and have a fibre cement grey roof.
- 3.4 The barn has a simple and functional design as would be expected of a modern agricultural building.

Figure 3.1 - Proposed Building Dimensions

LENGTH	30.48 m
DEPTH	18.28 m
HEIGHT TO EAVES	7.01 m
HEIGHT TO RIDGE	9.49 m

Siting

- 3.5 The building would be sited on an area of existing hardstanding within the farmyard.
- 3.6 The building will sit approximately 157 metres to the north of the public highway and is well screened by the existing farm buildings and planting that screens the farm from the roadside.

Figure 3.2 - Site Location Plan Extract



4 PLANNING APPRAISAL

4.1 Schedule 2, Part 6 (Class A) of the Town and Country Planning (General Permitted Development) Order 1995 relates to Agricultural Buildings and Operations on land of 5 hectares or more.

4.2 Section A states that permitted development would comprise *“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. “

4.3 The proposal would fall within Section A being a building sited within an agricultural unit of 5 hectares or more.

4.4 Section A also requires that such a building is *‘reasonably necessary for the purposes of agriculture within that unit’*. The farm does not currently have any suitable buildings available to be used for the storage of farm machinery and additional grain that is produced and harvested across the holding.

Assessment of Class A Development Criteria

4.5 A.1 of the Order sets out the criteria that the site must meet to benefit from the rights. 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

4.6 The building would be located centrally within the holding on a parcel of land far exceeding 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

4.7 The agricultural unit has not been subject to any development under Class Q or S of Part 3 of the GPDO.

- c) *It would consist of, or include, the erection, extension or alteration of a dwelling*
- 4.8 The development does not relate to a dwelling.
- d) *It would involve the provision of a building, structure or works not designed for agricultural purposes*
- 4.9 The building is purpose-designed for agricultural use with an open front to allow for the easy access of farm machinery.
- e) *The ground area which would be covered by i) any works or structure 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 1000sqm, calculated as described in paragraph D.1(2) (a) of this Part*
- 4.10 The ground area covered by the proposed building would be 557 sqm.
- f) *The height of any part of any building, structure or works within 3km of the perimeter of an aerodrome would exceed 3 metres*
- 4.11 The building would not be sited within 3km of an aerodrome.
- g) *The height of any part of any building, structure or works not within 3km of the perimeter of an aerodrome would exceed 12 metres*
- 4.12 The building would have a height to ridge of around 7 m.
- h) *Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road*
- 4.13 The building would be more than 157m away from a trunk road or classified 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*
- 4.14 The building would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.
- j) *It would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming*
- 4.15 The proposal is not on article 2(4) land and 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.

4.16 The building would not be used for storing of such fuel or waste or an anaerobic digestion system.

4.17 The proposal therefore complies with all relevant criteria.

5 SUMMARY

- 5.1 This statement has been prepared in support of a Prior Notification application for the erection of an agricultural building at Locksash Farm. It contains information on the need for the new agricultural storage space and details of the siting, design and external appearance of the proposal.

- 5.2 The proposal is considered to fully comply with the requirements of Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).