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PROPERTY | RURAL | DEVELOPMENT | ENVIRONMENT

H&H Land & Estates Limited

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However, the proposed site forms a 'plateau' across the land, which is ideally placed to locate the proposed building, without the need for any significant cut and fill works.

Access

There is an existing access point to the west of the proposed building, on to Holmside Hall Road. No new access points are proposed, nor are any new hardstanding tracks required leading to the road. For the avoidance of doubt, no operational development is proposed within 25m of the surfaced road to the west.

Planning Statement

The submitted planning application forms an application under Part 6 of the GDPO 2015 and meets all relevant criteria, namely:

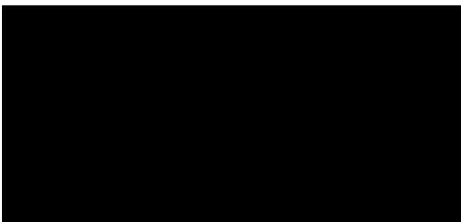
- The agricultural unit is greater than 5ha.
- The proposed development is on agricultural land, for a purpose designed agricultural building to be used for agricultural purposes (and is reasonably necessary for such purposes).
- The proposed development is less than 1,000m² in floor area.
- The proposed development is greater than 25m from a classified road.
- The proposed development is less than 12m in height.
- The building will not house livestock and therefore the 400m from a protected dwelling rule is of no relevance here.

Conclusion

In summary, we consider the proposed development to be a form of Permitted Development under the GDPO 2015, and is very clearly reasonably necessary for the purposes of agriculture. We therefore respectfully request the application is approved in order that the Applicant can construct the proposed building to support their ongoing farming business.

Should you have any further queries please do not hesitate to contact me and I would be happy to discuss further.

Yours sincerely,



Robert Jauneika MRICS FAAV
Associate Director
Chartered Surveyor & Head of Land Agency (Yorkshire)
RICS Registered Valuer

