

Hares Farm
Pickaxe Lane
South Warnborough
Hampshire
RG29 1SD

Monday 22nd April 2024.

Planning Department Hart District Council, Civic Offices, Harlington Way, Fleet, Hampshire,
GU51 4AE

Dear Sir/Madam,

Re: Application for Permitted Development of Agricultural Grain Barn and Straw Store.

I am writing to formally submit an application for the development of an agricultural grain barn and straw store at Hares Farm. Following a site visit on 14th March from Victoria Goldberg and Sharron Whittaker they believe an agricultural barn would be acceptable for the site and go some way to regularise the current enforcement. We believe this proposal aligns with the criteria outlined for permitted development within The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 6 Section A.

Silvester Norton LLP t/a The Woodland Pig Co. has a total agricultural unit size of 11.7 hectares.

Project Details:

- The proposed development involves the construction of a grain barn and straw store, which will serve as essential infrastructure to support our agricultural activities on the designated land.
- The grain barn will provide storage facilities for purchased grains, ensuring their preservation and safeguarding against weather-related damage along with other livestock feeds and farm equipment.
- The straw store will serve as an open sided location for storing straw bales and farm large vehicles.

Access and Connectivity:

- Access to the proposed grain barn and straw store will be facilitated via the existing farm track/driveway, ensuring efficient transportation of agricultural produce and materials all year around.
- The development will be integrated with existing farm infrastructure, including water and electricity and the services are within a 5m proximity of the onsite mains cabinets.
- The barn will have vehicle and pedestrian access on both the North and West elevations to ensure a safe exit in the event of an emergency.

Environmental Considerations:

- We have reviewed our environmental impact to mitigate potential impacts on the surrounding ecosystem, including drainage and runoff management strategies to prevent soil erosion.
- Utilising the proposed location mitigates further disruption to the site or loss to productive grazing ground.
- Onsite storage of cereals, feed and livestock bedding will reduce our traffic impact on local roads.

Removal of existing storage:

- The erecting of an agricultural barn will facilitate the removal of the of the existing shipping containers and storage shed from site upon its completion. This will regularise some of the enforcement currently under appeal.

Onsite Security:

- Recognising the rural crime hotspot status of the area, stringent security measures will be implemented during the construction phase to safeguard materials, equipment, and personnel.
- Site security personnel will be required to monitor the premises out of hours and deter unauthorised access, vandalism, and theft, thereby ensuring the safety and integrity of the construction site and surrounding area.

Community Benefits:

- The development of agricultural infrastructure will contribute to the economic viability of local farming operations, supporting rural livelihoods and preserving the agricultural heritage at Hart District Council.
- By enhancing the efficiency and productivity of agricultural activities, the proposed grain barn and straw store will play a role in ensuring efficient food security and sustainability within the surrounding communities.

Conclusion: In conclusion, we respectfully request that Hart District Council grant planning for the proposed development of an agricultural grain barn and straw store. We are confident that the project aligns with the objectives outlined in relevant planning policies and will make a positive contribution to the local community and economy.

Thank you for considering our application. Should you require any further information or clarification, please do not hesitate to contact me directly at

Yours sincerely,

Matthew Silvester
Partner

Attachment Summary.

1. CAD Illustration of barn design
2. Drawings for Part A
3. Drawings for Part B
4. Land Register – Certificate
5. Land Register Map - Marked up with proposed location.