Planning Justification Statement

Applicant: David and Ben Roughton

Date: 15th April 2025

Introduction

This statement is prepared in support of an application for Prior Notification for a Proposed Agricultural Development at Gidding Grove Farm, Winwick Road, Huntingdon PE28 5PD.

The application seeks prior approval for the erection of a general-purpose agricultural building.

Design and Layout

The position of the proposed new building is shown edged red on the location plan shown at **Appendix 1,** drawings of the building can be seen in **Appendix 2,** and photographs of the site can be seen in **Appendix 3**. As demonstrated, the building will be located on existing hardstanding, adjacent to an arable field.

The building will have concrete thrust walling to the sites with Yorkshire boarding above. The roof will be fibre cement sheeting (grey). The building will be accessed via a roller shutter door with a personnel door to the side.

The dimensions for the building are as follows:

Ridge Height: 8.06 metres

Eaves Height: 4.2 metres

Length: 30.5 metres

Breadth: 27.43 metres

Total Floor Area: 836.13 m^2

Plans showing the building are included with the Planning Application.

Agricultural Need

The building will be used for agricultural purposes by the applicant (D and B Roughton), who operate a successful agricultural business based at Gidding Grove Farm. Following the loss of an existing building used by the applicants, a replacement building is now required to replace the lost space but also a building that will support the expansion of their farming business. The farm extends to approximately 650 acres, 80 acres of which is grass.

Gidding Grove Farm forms the main base for the enterprise with workshop facilities, machinery/ crop storage, livestock buildings, chemical store and the main farm residence. The area is predominantly in arable cropping with combinable crops.

The proposed building will be relocated from another farm, replacing an existing unsuitable structure and positioned at the edge of the existing yard, providing a much-needed, modern facility. The existing buildings at Gidding Grove Farm are in poor condition, limiting the ability of the business to expand. The building will be used to support the expansion of the farming business and will significantly increase the onsite grain storage, providing a greater degree of flexibility for grain marketing. The proposed building will be built to modern specifications, providing better storage conditions and improved internal space for the safe operation of machinery.

Access

Access to the proposed building is taken directly off the highway, Winwick Road, via a dedicated access route already used to access the farmyard. It is not anticipated that the proposed building would significantly increase the level of vehicular activity using the existing access route and cause any future traffic-related issues.

Planning Policy

Within the National Planning Policy Framework (NPPF), there is a provision that local Planning Policy should support and promote the development and diversification of agricultural businesses, with the view to support economic growth and sustainability in rural areas. There is also an increasing realisation that domestic food production needs to increase to help reduce the price inflation in food products. Farmers are also finding it increasingly hard to recruit labour and so improving the efficiency on agricultural holdings is vital so that they can remain a viable business producing important food products for domestic consumption.

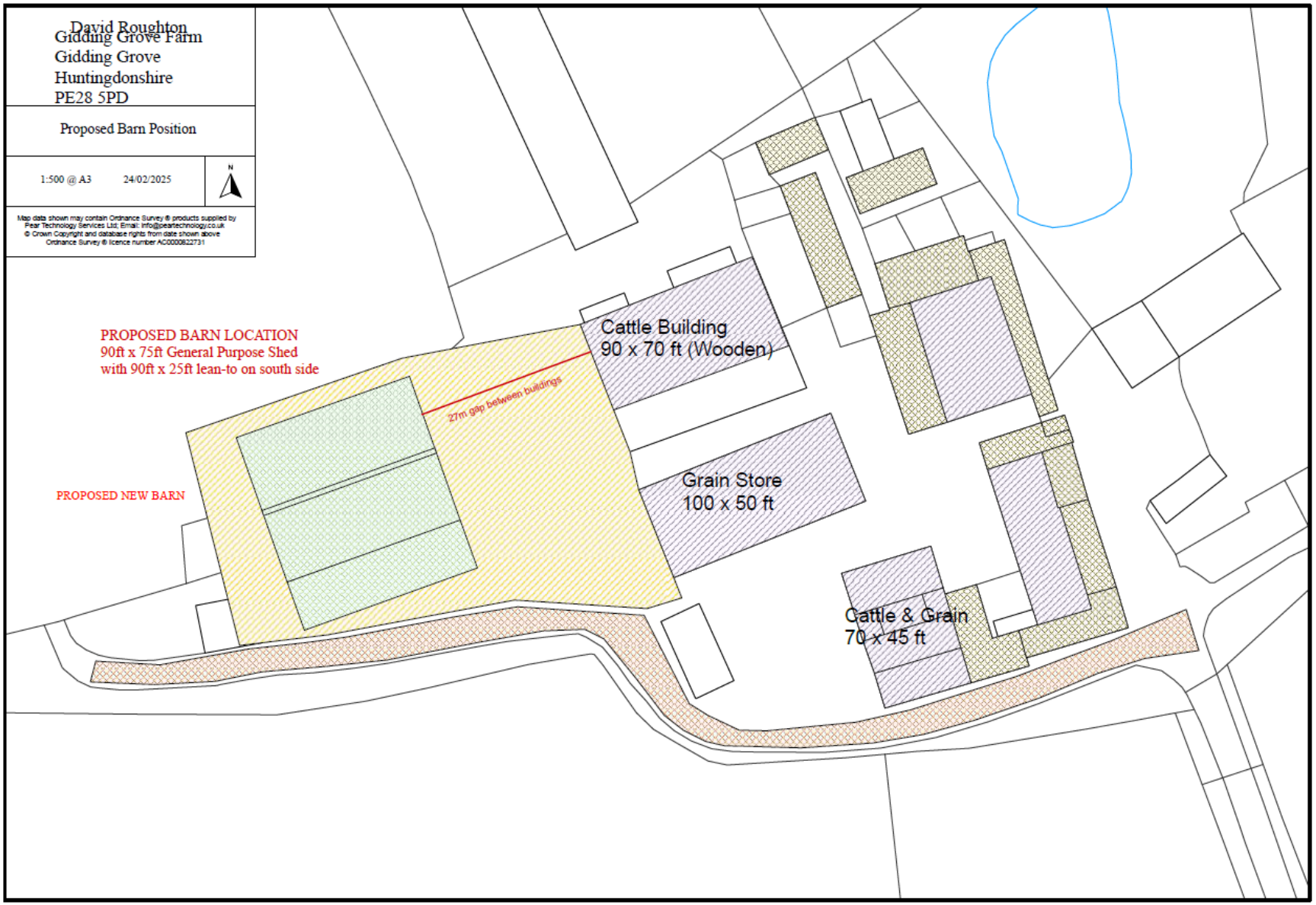
The applicant wishes to exercise Permitted Development Rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In particular, the applicant wishes to use Permitted Development Rights under Part 6, Schedule 2, and the proposed new agricultural building meets the required criteria for agricultural development under Class A as follows:

- The building has a floor area of 880.6875 m2 (less than the maximum floor area of 1,000 m2)
- The site is not within 25 metres of a trunk road or a classified road.
- The agricultural unit exceeds 5 hectares.
- The site is not within 3km of an aerodrome.

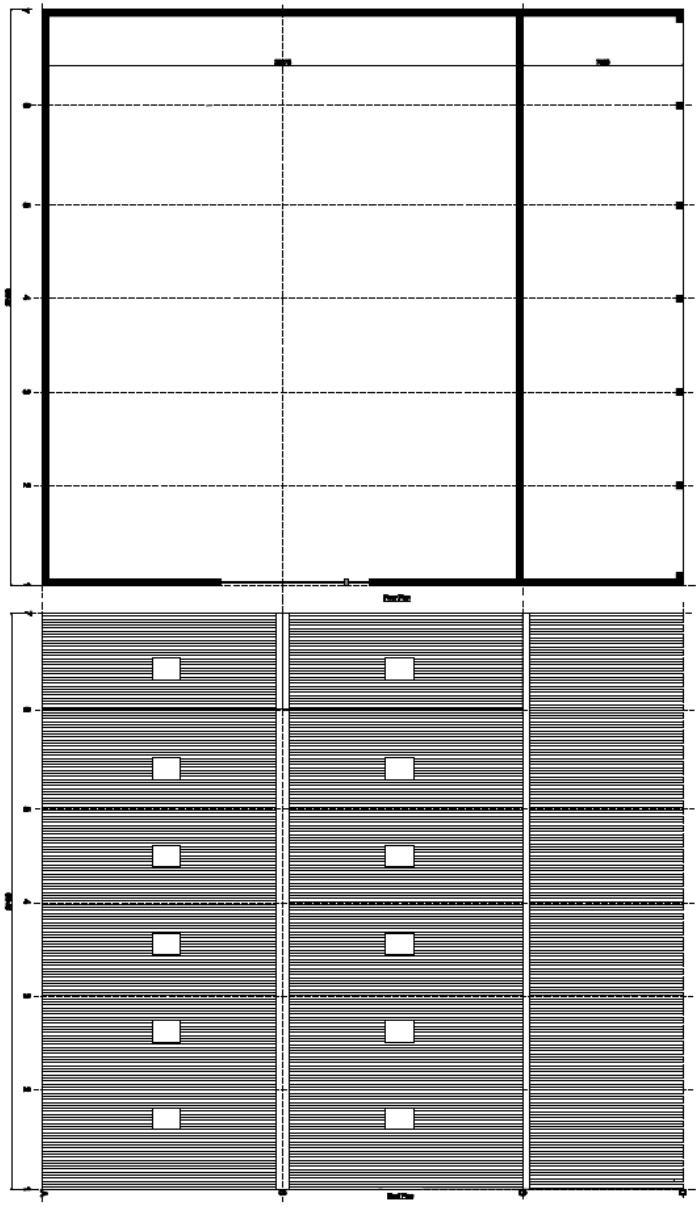
Conclusion

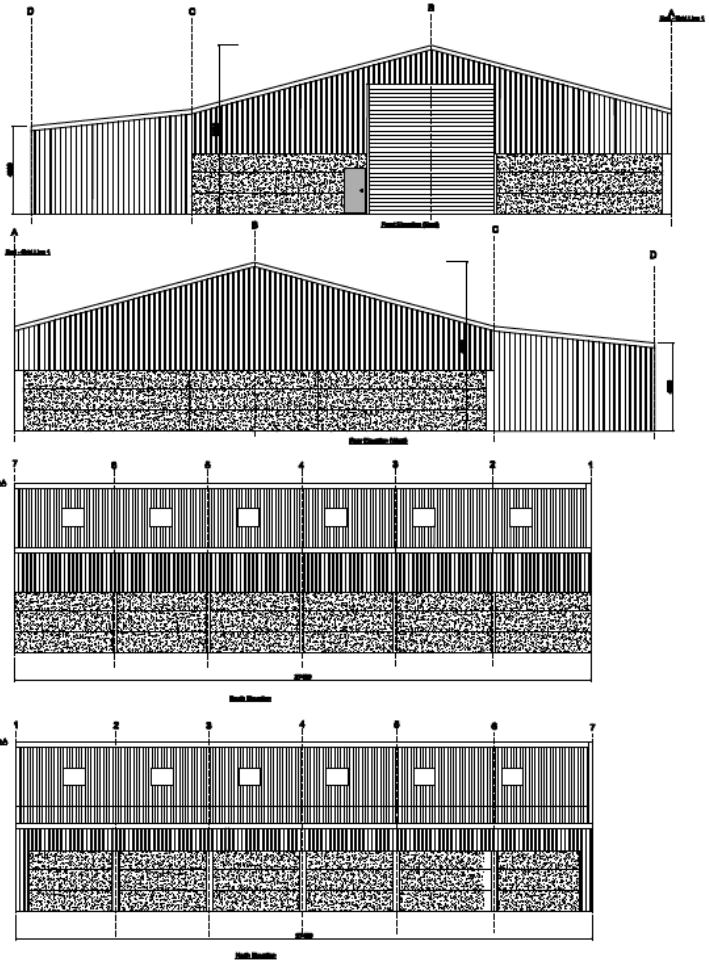
The proposed new agricultural building meets the requirements set out within the General Permitted Development Order in respect of agricultural development, therefore, we trust that the Local Planning Authority will look favourably upon this proposal.

APPENDIX ONE



APPENDIX TWO





GIDDING GROVE FARM, GREAT GIDDING
Proposed Agricultural Building
Elevations, Roof & Floor Plans

SCALE
1:100 @ A1

APPENDIX THREE














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