SJM PLANNING

Unit 4, The Old Granary, Strettit Farm,
Snoll Hatch Road, East Peckham,
Tonbridge, Kent, TN12 5EE

t. 01892 882228
e. enquiries@sjmplanning.com
w. www.sjmplanning.com



PLANNING STATEMENT

Project Number:

2024-1817

Project:

Land west of Wood Cottage, Little Gransden Lane, Great Gransden

Proposal:

Prior Approval for an Agricultural Barn

Date:

16th December 2024

SJM Planning Limited
Registered Office: Studio 1 305a Goldhawk Road, London, United Kingdom, W12 8EU

VAT Reg. No: 305 2320 57
Registered No.: 10508350

Contents

Introduction 3
Site Description 3
Proposal 3
Prior Notification Assessment 4
Schedule 2 - Part 6 - Agricultural and forestry 4
Class A – agricultural development on units of 5 hectares or more 4
Siting, Design and Appearance Assessment 6
Siting 6
Design and Appearance 6
Conclusion 7

Introduction

This statement has been prepared in support of my clients' Prior Approval application for an agricultural building on 2.5Ha of agricultural land which for planning purposes previously has been referred to as Land West of Wood Cottage.

Site Description

The site is situated on the Southern edge of the village of Great Gransden, a short distance from the B1046 Little Gransden Lane.

The site is accessed via an existing field gate onto a private track, which is also a public footpath. This track connects the site to Little Gransden Lane.

The site is bounded by the track to the North, Wood Cottage to the East and agricultural land to the South and West.

This parcel of land is part of a larger agricultural holding which includes 5Ha of land secured on an initial 10 year lease on the Waresley Park Estate approximately 2.5km from the site; however this is the only land within the applicants ownership.

Proposal

Our client has owned this land for nearly 10 years, and it has been cropped for forage, grazed and most recently cultivated and reseeded.

The barn will be constructed of a steel frame and clad in corrugated metal sheeting with a and a cement fibre roof. The barn will be 20m x 10m with eaves at 4m and a ridge of 5.35m. The barn will also have a open, but covered 4m x 5m lean-to for open air storage.

The barn will also be used primarily for the storage of the tractors, equipment, seed, fertiliser etc for the production of the forage – it will also be used for short term storage of the end product prior to sale.

The barn will be the only storage for the agricultural holding as there is no buildings on the rented land.

The barn will be accessed from the road via the track and existing field entrance. there will be a modest concrete apron outside the building with hardstanding extending to the gate.

Prior Notification Assessment

The only legislation this proposal can be assessed against is The Town and Country Planning (General Permitted Development) Order 2015(as amended). Which requires the proposal to meet the following criteria.

Schedule 2 - Part 6 - Agricultural and forestry

Class A – agricultural development on units of 5 hectares or more

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.

The land outlined red on the location plan totals just over 2.5Ha. A further 5Ha is leased on an initial 10-year agreement.

Development not permitted

A.1 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;

The building will be built on the 2.5Ha of land within the holding.

(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;

The application site does not benefit from any development under Class Q or S of Part 3 (changes of use) of this Schedule carried out within a period of 10 years ending with the date on which development under Class A(a) begins.

(c)it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal would not consist of, or include the erection, extension, or alteration of a dwelling.

(d)it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposal is for agricultural purposes only.

(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 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part which states:

an area "calculated as described in paragraph D.1(2)(a)" comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development

No other agricultural buildings or enclosures have been constructed in the previous 2 years. The total ground area of the buildings proposed is 220m^2 (including the covered lean-to). The concrete apron and access track are not included within the area calculation as they are not for the purpose of accommodating livestock.

(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 structure would not be within 3 kilometres of the perimeter 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 structure will not exceed 12 metres in height.

(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The building will be more than 25m from the edge of Little Gransden Lane which is the nearest metalled 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;

The building is not intended to house livestock.

(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

It would not involve excavations or engineering operations on or over article 2(4) land which relate to fish farming.

(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

The proposed development would not be used 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

The proposed development would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

(ii)is or would be within 400 metres of the curtilage of a protected building.

N/A

In view of the above, based on the submitted information, the proposed development should be permitted under Class A.

Siting, Design and Appearance Assessment

Assuming the Case Officer determines that the proposal does meet the legislation set out in Class A then we hope that they determine that Prior Approval is not required. However, should they deem that Prior Approval is required then they are required to determine if the proposal is acceptable in siting, design, and appearance terms in line with requirements of condition A A.2— (2) (d) (i) of the appropriate legislation.

Siting

The proposal is to site the building along the Northern boundary of the site, as close as possible to the existing access.

Having the building close to the track will minimise the extent of hardstanding that will need to be laid to access the building from the highway; without hardstanding there is an increased risk of mud being tracked out onto the public highway.

Additionally, if the building was to be sited further South it would be more apparent in the landscape – in the proposed position it would be within the loose arrangement of buildings and development associated with the wider edge of village location.

If the building was erected further South, then there would be a greater loss of workable agricultural land. The site chosen is narrower than the rest of the field and based on historical imagery this narrow part of the field has been difficult to farm resulting in narrower tramline passes and 'three-point' turns.

Design and Appearance

The proposed building has been designed to be as practical as possible for the holding whilst being modest and assimilating into the surrounding landscape.

This building will be in use all year round primarily machine and equipment storage. A holding of this size, to be financially efficient should be operating its own equipment where possible.

On a holding this size a tractor would be required along with a conditioning mower, hay rake, small baler, fertiliser spreader. Additional equipment such as hedge cutters and mini diggers would be desirable but not essential. The most important piece of machinery on the holding will be the tractor, with even the most basic tractors starting at £20k+ it is paramount they are kept secure and also protected from the elements.

With the holding being split between owned land (the site) and rented land there needs to be a single point where tools, equipment and supplies are stored. The farmer does not have an existing farmyard, and the rented land does not have any buildings. All existing machinery is stored on other farms and holdings at a cost and inconvenience that could be avoided.

The buildings will be constructed of a steel frame on a concrete pad with corrugated metal cladding walls. The roof will be standard cement fibre roof panels. The primary need for a building is for the dry storage of machinery, tools, fertiliser and seed and the building has been designed for this purpose – the wide bays and large opening doors allow easy and flexible access for all range of vehicles and machinery.

The building will be used for the storage of forage, but only for short periods. Ventilation is key when storing forage and the underside of the eaves will be left open to allow sufficient ventilation. The cement roof will minimise condensation forming which can spoil baled forage.

The concrete slab provides a hard surface for the turning and manoeuvring of vehicles entering and exiting the building.

Conclusion

It is our belief that the scheme fully complies with Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) Order 2015(as amended) and that any assessment made to the Siting, Design and Appearance is also deemed acceptable.

We trust this letter sets out our clients' planning application proposal in full, if however, you require any further information please let us know.