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D E S I G N
7 Paynes Park
Hitchin
Hertfordshire
SG5 1EH
01462 420800 | 01799 530097
info@bbr-design.co.uk
www.bbr-design.co.uk
CIAT CHARTERED PRACTICE

Planning Department
Huntingdonshire District Council

By email only.

Dear Planning,

RE: Prior Notification of Proposed Agricultural General Storage Barn Extension – Manor Lodge Farm, Buckworth.

We enclose an application to seek to determine whether prior approval would be required for an extension to an existing general purpose agricultural storage barn at the above site.

The sites is accessed via an existing track to the public highway off Barham Road.

In terms of planning legislation, this application is submitted under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This letter sets out the applicant's case for the proposal demonstrating why it is compatible with the above legislation.

1.0 The Proposal

The proposal is to erect a side extension to an existing agricultural general storage building on the site, measuring 29.9m in length, 12m in depth, and a maximum height of 6.9m. This would constitute a built external area of 358.8m^2. The development would also comprise the installation of an associated hardstanding area consisting of 525.9m^2. The combined total of building footprint and hardstanding would be 884.7m^2.

The building would consist of a steel frame structure clad externally with green metal sheeting. The building would be open fronted on the long elevation.

The proposed barn would be used for storing agricultural machinery including excavators, fencing equipment, tractors, and miscellaneous agricultural equipment. A portion of the barn would also be set aside for seed and grain storage as seasonally required. The proposal is reasonably necessary for the purposes of agriculture as defined within Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2.0 General Permitted Development

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) details the limitations for agricultural permitted development rights which this application seeks to apply within. Part 6, Class A of the order relates to agricultural development on units of 5 hectares or more which applies in this case.

The below table sets out the legislation and how the criteria are met in this case:

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	Applies; proposal is for the erection of a building.
(b)	any excavation or engineering operations,	
	which are reasonably necessary for the purposes of agriculture within that unit.	
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 site forms part of an agricultural unit greater than 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;	Does not apply, no development under the classes has taken place.
(c)	it would consist of, or include, the erection, extension or alteration of a dwelling;	Does not apply, proposal is agricultural.
(d)	it would involve the provision of a building, structure or works not designed for agricultural purposes;	Does not apply, proposal is agricultural.
(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 would exceed 1,000 square metres; or (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	Combined area is less than 1,000sqm.
(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;	There is no aerodrome within 3km of the site.
(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 height of the proposed building is 6.9m and so does not exceed 12m.
(h)	any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	The proposal is not within 25m of a metalled part of the 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;	Does not apply, the proposed building will be used for general agricultural storage including machinery and crops.
(j)	it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or	Does not apply, the land is not connected to 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; or	Does not apply, the building will not be used for storing fuel, waste from a biomass boiler, or anaerobic digestion.
(l)	the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.	Does not apply.

3.0 Conclusion

It is considered for the reasons as set out above, that the proposed development would be classed as permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore the Prior Approval of Uttlesford District Council would not be required in this case.

We trust the enclosed is satisfactory however if you have any queries regarding the scope or contents of the application then please do not hesitate to contact us.

Yours faithfully,

Ryan Albone

Director | Chartered Architectural Technologist
BSc (Hons) Dip MCIAT