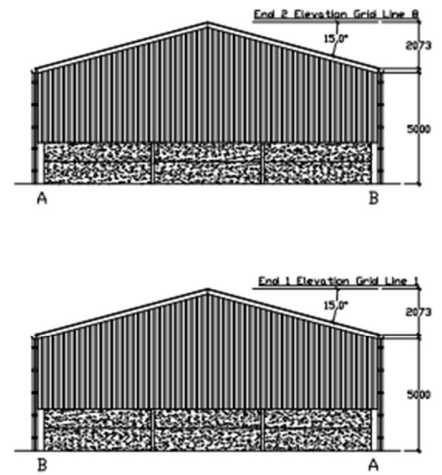
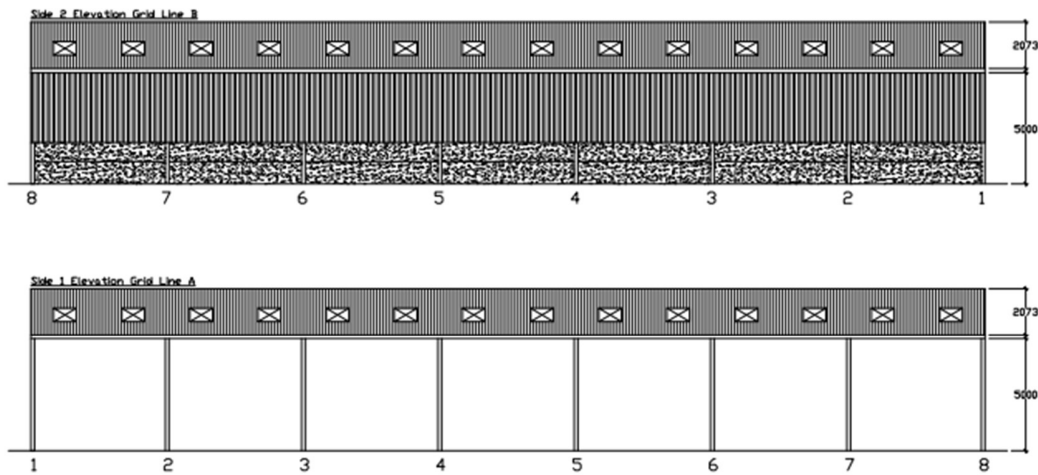


Erection of an Agricultural Storage Building
Under Part 6 Class A of the General Permitted Development Order
2015 [Amended]

btf



Harvel Hill Farm
Harvel Street
Gravesend
Kent DA13 0DE

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1.0 Introduction

This statement has been made in support of an application for Prior Approval for the erection of an Agricultural Building Harvel Hill Farm, Harvel, under Schedule 2, Part 6, Class A of the General Permitted Development Order 2015 (amended). Accordingly, the following documentation is included with this application.

- Proposed Site plan at 1:1,000 scale indicating the position of the proposed new building
- Existing Site plan at 1:1,000 scale showing the existing site
- Elevation drawings at 1:100 scale.
- Location Plan at 1:2500

The application site forms part of the wider farming business, Harvel Hill Farm, which comprises a arable and pasture farm amounting to a current farmed area of approximately 21.85 Hectares (54 acres) employed in arable crop production and hay-making for the equestrian market. The holding is loosely divided into 11 acres of arable land and 43 acres of pasture. The farm business specialises in growing and selling hay and straw to the equestrian market in north Kent. Whilst over the years the farm has diversified, the agricultural element remains at the core of the business and continues to grow, with opportunities to take on further land. Over the previous decades, the farm has changed the use of the buildings to commercial lets, in turn providing an income stream and supporting local businesses and jobs. This has led to the hay and straw crops being sold 'from the field' as the buildings at the farm became no longer available to the farm. This inevitably fails to attract the best price for the produce, having to be sold all at once to third parties that have the capacity to take the entire crop. As such a new farm building is sought for the storage of hay and straw, as well as the storage of farm machinery throughout the remainder of the year.

This application seeks to secure permission to establish a new storage building within a suitable location within the centre of Harvel Hill Farm, with access to main roads and being within sight of residential property, whilst utilising existing trackways for access.

2.0 The site

Harvel Hill Farm is the base of operations for the farming business. The building has been located so that it forms part of the complex of buildings at Harvel Hill, thereby reducing the proliferation of built form within the Green Belt and the Kent Downs National Landscape. The building will form part of the existing yard and accessed directly from it, utilising existing hardstand yard areas. The site benefits from an existing access track that leads south to the public Highway, Harvel Street.

The proposed location has also been chosen for two further practical reasons. The first being the proximity to an existing electricity supply, located within the existing farmyard This negates the need to install substantial tracts of underground cabling at great expense. Furthermore, being located within the existing yard reduces the need for further hardstanding areas for turning or access, reducing the proliferation of built form as well as ensuring the building is within sight of the farmhouse directly to the east, which provides security over the farm building as it deters thieves.

3.0 Existing Buildings

The farm has recently lost the use of its previous farm buildings over the previous few decades as they have organically changed use to commercial uses. As such, this has left the farm with no farm buildings which presents issues of its own. The farm machinery has to be stored outside, which results in greater wear and increased repairs. Furthermore, the hay and straw produced on the farm is sold from the field as a necessity without any means to store it.

4.0 Proposal

This planning application seeks to gain permission for a single agricultural storage building, to support the operations of the farm business. The proposed footprint of the building will measure 42.67m x 15.24m. The total footprint of the building is therefore 650m², with a proposed ridge height of approximately 7.07m and an eaves height of 5m. The height of the proposed building is designed to allow storage of modern tractors and machinery with access into the building with modern tractors. Furthermore, the eaves height enables the hay and straw to be stacked higher, increasing the capacity of the building. The building is to be constructed of Steel Portal Frame construction, with pre-cast concrete panel lower elevations and profile metal sheet upper elevations on three sides, beneath a pitched fibre cement sheet roof. The building will be open-fronted which allows greater access to the building for storing and turning machinery, as well as providing sufficient ventilation for hay and straw.

5.0 Agricultural Justification

As listed above, the agricultural need for the building arises due to the loss of the buildings at Harvel Hill Farm over the course of the previous decades as the farm has diversified and commercial uses found for them. As such, the farm has now been a significant time without agricultural buildings, meaning that the best price cannot be sought for the produce, nor equipment stored under cover. The new building is required for two main purposes, being for storage of agricultural machinery and implements, and for the storage of hay and straw produced from the holding. A list of machinery that is currently is listed below:

2021 Kubota M4072 Tractor with Front Loader
24ft Bale Trailer
Ifor Williams Flat bed Trailer
Taarup 2020 Disc Mower
PZ Haybob
MF4 Baler
Browns Flat 8 Grab
Browns Flat 8 Bale Sledge
Kuhn GA4421 Hay Rake
12ft Tipper Trailer
Lely Fertilizer Spreader
Bomford 1.8m Flail Mower
2.4m Wessex Mounted Topper Mower

All of the machinery listed above is currently stored outside, which increases wear and reduces its value. The proposed barn is required to provide storage to all of the above machinery. Some pictures of the machinery are provided below:



Furthermore, the building's primary role will be as a store for hay and straw produced on the holding.

Below is set out the calculations for the storage required by the holding's hay and straw production:

		Ft3	M3	
Hay Storage				
Volume	HSV	65250	1848	
Weight	W (T)	261		
Multiplier	M	250		
	T/HA	T/AC	Acreage	Tonnage
Hay Yield	15	6.1	43	261
Straw Yield	6.2	2.5	11	27.5

Straw Storage

Tonnage rate/bale	0.018
V/Bale (m3)	0.12
Number of Bales	1527.8
Total Volume m3	183.3

Total Volume required for hay and straw 2031.0m3

As can be seen from the above calculations, hay production from the holding amounts to a total expected yield of 6T per acre, taking an average of 3 cuts per year. The total tonnage of 260T has a Hay Storage Volume (HSV) of 1,848m3. Similarly, the straw taken from the holding amounts to a total tonnage of 27.5T and amounts in a total Volume of 183.3m3. In all the produce from the holding equates to a total volume of 2,031m3. This equates to approximately 5 bays of the proposed building, leaving 2 bays for the storage of farm machinery and implements.

Presently the farm fertilises its fields using manure sourced from nearby equestrian holdings which the farm supplies with hay and straw. When this is not available, the farm requires the use of synthetic fertilisers, which in turn would require storing within the proposed building. However, fortunately this is not currently the case.

6.0 Flood risk

The Environment Agency Flood Risk Map indicates that the proposed site falls within Flood Zone 1 which means the site is considered to be at low risk from flooding.

7.0 Designations

The site falls within the Kent Downs National Landscape as well as the Green Belt.

The Site itself is free of the following constraints:

- National Park;
- Conservation Area;
- Regional/Country Park;
- SSSI or other locally designated wildlife sites (SNCI);

- Scheduled Ancient Monuments
- Ponds and watercourses
- Groundwater Protection Zone

8.0 Planning History

We have undertaken a search of the Local Authorities planning portal and found no applications pertinent to the application site.

9.0 Compliance with Part 6 Class A

Permitted Development

- A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in are of =
- Works for the erection, extension or alteration of a building; or
 - Any excavation or engineering operations,

Which are reasonably necessary for the purposes of agriculture within that unit.

The agricultural holding is greater than 5 hectares, the proposal comprises the erection of a building which we contend is reasonably necessary for agriculture.

Development Not Permitted

A1.

- 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 parcel of land on which the development is proposed extends to greater than 1 hectare
- 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;
There has been no development carried out under Class Q or S of Part 3 on this agricultural holding.
- it would consist of, or include, the erection, extension or alteration of a dwelling;
The proposal does not include the provision of or changes to a dwelling
- it would involve the provision of a building, structure or works not designed for agricultural purposes;
As described above, the building is required for agricultural purposes
- the ground area which would be covered by—
 - 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
 - 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;
The area occupied by the proposed building would amount to 650.32m²
- 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 proposed location is not within 3 km of an aerodrome.
- 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 proposed building will be 7.073 metres tall.
- 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 a metaled road.
- 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;

- (j) **The building is not proposed for livestock or slurry storage.** it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;
The building is not proposed for 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.**The building is not proposed to be used as a biomass boiler or anaerobic digestion system**
- (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.
The building is not located on or within the curtilage of a Scheduled monument.

Conditions

A.2 (1) Development is permitted by Class A subject to the following conditions-

- (a) (a)where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;
The building is not proposed for these uses.
 - (b) (b)where the development involves—
 - (i) the extraction of any mineral from the land (including removal from any disused railway embankment); or
 - (ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;**The proposal does not involve the extraction of minerals.**
 - (c) (c)waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.
No waste materials from elsewhere are to be brought onto the land.
- (2) Subject to sub-paragraph (3), development consisting of—
- a) the erection, extension or alteration of a building;
 - b) the formation or alteration of a private way;
 - c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or
 - (d) the placing or assembly of a tank in any waters,
- is permitted by Class A subject to the following conditions—
- (i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;
 - (ii) the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;
Please see attached application and submitted documents.
 - (iii) the development must not begin before the occurrence of one of the following—
 - (aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;
 - (bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval; or
 - (cc) the expiry of 28 days following the date on which the application under sub-paragraph (2)(ii) was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;**The applicant acknowledges these requirements.**
 - (iv) where the local planning authority give the applicant notice that such prior approval is required, the applicant must—
 - (aa) display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant; and

- (bb) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in sub-paragraph (iv) (aa) has elapsed, the applicant is treated as having complied with the requirements of that sub-paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;
- (v) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—
 - (aa) where prior approval is required, in accordance with the details approved;
 - (bb) where prior approval is not required, in accordance with the details submitted with the application; and
- (vi) the development must be carried out—
 - (aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;
 - (bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (d)(ii).

The applicant acknowledges these requirements.

(3) The conditions in sub-paragraph (2) do not apply to the extension or alteration of a building if the building is not on article 2(4) land except in the case of a significant extension or a significant alteration.

The applicant acknowledges these requirements

(4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).

The applicant acknowledges these requirements

- (5) Where development consists of works for the erection, significant extension or significant alteration of a building and—
 - (a) the use of the building or extension for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and
 - (b) planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building or extension for the purposes of agriculture within the unit permanently ceased,

then, unless the local planning authority have otherwise agreed in writing, the building or, in the case of development consisting of an extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.

The applicant acknowledges these requirements

(6) Where an appeal has been made, under the Act, in relation to an application for development described in sub-paragraph (5)(b), within the period described in that paragraph, that period is extended until the appeal is finally determined or withdrawn.

Noted

(7) Where development is permitted by Class A(a), within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.

Noted

10.0 Conclusion

We consider the above proposal is in accordance with Part 6 Class A of the General Permitted Development Order 2015 [Amended]. For the reasons outlined in this statement, the council are respectfully asked to grant permission for this development.