

**The Town and Country Planning (General
Permitted Development) (England) Order
2015 –
Supporting Statement**



Planning Branch Ltd

**Stephney Farm, Calderbridge,
CA20 1DQ**

Resurfacing of yard area

November 2023

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INTRODUCTION

This document has been produced to support the resurfacing of the yard area with the use of Class A of the *Town and Country Planning (General Permitted Development) (England) Order 2015* at Stephney Farm, Calderbridge.

SITE DETAILS

Map & Description of site



Stephney Farm is a livestock farm located outside of Calderbridge and Beckermert. As part of a grant aided program areas of yard that require resurfacing are to be resurfaced to aid in pollution control.

PROPOSAL

The proposal is for the resurfacing of the

Amount



The area to be resurfaced due to its condition is 463m² as indicated above.

Layout

As set out on the block plan.

Landscaping

No landscaping is proposed as the yard area is existing and part of the wider farmstead.

Appearance

Concrete to match the rest of the yards.

ASSESSMENT

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.

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;

area is over 1ha

- 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;

No Class Q or S applications on the farmstead.

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

No dwelling

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

Grant aided agricultural proposal

- 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;

total area is 463m² below the 1000m² requirement. A separate application under permitted development has been submitted which is over 90m from this site and therefore a separate NOI can be submitted for this proposal as set out in the extract of the legislation below.



(2) For the purposes of Classes A, B and C—

(a) 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.

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;

N/A

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;

N/A

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

The nearest road is A595 which is over 410m from the site.

- 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;

no livestock or slurry building.

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

N/A

- 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.

N/A

CONCLUSION

In conclusion the resurfacing of the existing yard area will allow for improved pollution control. The proposal is reasonably necessary for the purposes of agriculture on the unit and satisfy the requirements and thresholds for permitted development set out in the Order.