

Application for Prior Approval for the Erection of an Agricultural Building at Hatch Gate Farm, Lines Road, Hurst, RG10 OSP

Supporting Statement

On behalf of Belcher Farms

Date: 30 May 2025 | Pegasus Ref: P25-1141



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
V1	30/05/2025	MR	MR	



Contents.

1. Introduction.....	1
2. Site and Surroundings.....	2
3. Relevant Planning History.....	3
4. The Development Proposals	4
5. Relevant Legislation	5
6. Assessment.....	7
7. Conclusion.....	9

1. Introduction

- 1.1. This Supporting Statement has been prepared by Pegasus Group to accompany an application for prior approval that is submitted on behalf of Belcher Farms (“the applicant”). The application refers to land at Hatch Gate Farm, Hurst (“the application site”) and is made pursuant to Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the GPDO”).

Proposed Development

- 1.2. The application seeks prior approval for the erection of an additional agricultural building at the established agricultural unit of Hatch Gate Farm. An additional building is required for the storage of fertilizer and farm equipment that are used on the wider agricultural site.
- 1.3. A more detailed description of the development proposals is set out in Section 4 of this Supporting Statement.

The Purpose and Content of the Supporting Statement

- 1.4. This Statement provides a summary overview of the application proposals and identifies the legislative framework within which it should be considered.
- 1.5. **Section 2** provides a description of the site and its surroundings.. The relevant planning history is outlined in **Section 3**. A description of the proposals is set out in **Section 4**. The legislative framework that is applicable to the application is provided in **Section 5**. **Section 6** then provides an assessment of proposal against the relevant legislation and includes reasoned justification for the scale and nature of the development that is being proposed. **Section 7** provides a summary and conclusion.

Submitted Plans

- 1.6. In addition to this supporting statement, together with the required application forms and fee, the application for prior approval is supported by the following plans:
- P25-1141_001_01 Site Location Plan
 - P25-1141_001_02 Proposed Block Plan
 - P25-1141_001_03 Proposed Floor Plans
 - P25-1141_001_04 Proposed Elevations

2. Site and Surroundings

- 2.1. Hatch Gate Farm is an established agricultural unit of over 170ha located south of the village of Hurst. The original farmhouse and farm buildings are accessed via Lines Road which includes the primary access to the site; however, the extent of the agricultural unit also includes substantial areas of land to the east of Davis Street and south of Church Hill.
- 2.2. The main agricultural buildings within the site are six sheds located within a cattle yard to the south west of the original farm buildings, together with a seventh building located to the west of these outside of the main yard. The buildings within the main yard are all primarily used for the accommodation of cattle, and the building outside the yard is used for the storage of hay, straw and feed, and is also used for lambing.
- 2.3. As a result of this development, the original agricultural buildings are redundant and no longer used as part of the main agricultural operation. The main agricultural buildings for the site are now the seven barns located in and adjacent to the cattle yard.
- 2.4. The prior approval concerns an area immediately to the north west of the cattle yard, and the north east of the adjacent building outside of the cattle yard. This area is accessed via both an internal track from the east and an existing access track from Dunts Lane to the west.
- 2.5. The site is not subject to any specific landscape or ecological designations and is located entirely within Flood Zone 1. It is not within a Conservation Area, and the closest listed building is Hatch Gate Farm Cottage, located approximately 200m to the north east of the development site.

3. Relevant Planning History

- 3.1. The adjacent cattle yard was originally granted planning permission in September 2015 under application **150544** which granted planning permission for *'Full application for the proposed formation of cattle yard and associated cattle sheds and farm workshop, to be constructed in four phases'*. The application approved the erection of two buildings with the location of three further buildings identified but not considered at this time.
- 3.2. The three further buildings were subsequently approved in May 2016 under applications **160516**, **160517** and **160518**. An application for a further building was submitted under application **181534** and approved in August 2018. The buildings approved under these five applications comprise five cattle sheds and a workshop, all of which are located within the cattle yard.
- 3.3. Finally, application **211634** was approved in July 2021 for the further agricultural building to be located to the west of the cattle yard. This building is primarily designed for lambing, but is also used for the storage of hay, straw and feed at other times of the year.

4. The Development Proposals

- 4.1. The applicant seeks prior approval under Class A of Part 6 of the GPDO for the erection of an agricultural building to be located adjacent to but outside of the existing cattle yard, to the north of the existing buildings. The building is required for the storage of fertilizer and farm equipment. Although the adjacent buildings required planning permission as detailed above, this was due to them accommodating livestock which is not the case in respect of the proposed development.
- 4.2. The building would have a length of 73.1m with a width of 18.2m and a height of 7.8m. The building is to be open on all sides, and as with previous buildings it will be constructed from timber boarding and cladding.
- 4.3. The size of the building, including its height, is necessary due to the storage requirements of the farm. 200 tonnes of fertilizer are required to be stored along with agricultural machinery comprising:
- 15 tractors
 - 4 telehandlers
 - 1 self-propelled beet lifter
 - 12 trailers
 - 25 pieces of various farming equipment which are towed behind the tractors
- 4.4. At present the fertilizer and farm equipment have to be stored outside which is not ideal and will lead to degradation of the equipment if stored outside permanently. The original redundant farm buildings are not suitable for this purpose due to their size and in any event planning permission has recently been granted by the Council to demolish and convert these as part of a mixed use residential and commercial development.
- 4.5. There is no other space for the storage on the site; five of the buildings in the cattle yard are used for livestock accommodation and as such are not appropriate. The sixth building within the cattle yard is in use as a workshop. The seventh building, approved under application **211634**, was primarily designed for lambing and as such not available all year around, and in any case is also used for the storage of hay, straw and feed which is a year-round requirement and not compatible with the proposed storage uses.

5. Relevant Legislation

- 5.1. Part 6 of the GPDO relates to Agricultural and Forestry Development, and Class A of Part 6 concerns 'Agricultural development on units of 5 hectares or more'. This allows for the following development:

"The carrying out on agricultural land comprised in an agricultural unit of 5 hectares of 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."

- 5.2. Development under Class A is not permitted 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;

(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;

(c) It would 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;

(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;

(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;

(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.

- (h) Any part of the development would be within 25 metres of a metalled part of a 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.***
- (j) It would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;***
- (k) Any building for storing fuel or waste from a biomass boiler or an anaerobic digestion system–***
 - (i) Would be used for storing waste not produced 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***
- (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.***

5.3. Development under Class A is subject to a number of conditions. Condition 1 requires that where development would be carried out within 400 metres of the curtilage of a protected building that any building resulting from the development is not used for the accommodation of livestock, for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for the storage of fuel or waste from that boiler or system, or for housing a hydro-turbine.

5.4. Also relevant to the assessment of this application is Condition 2, which requires that development consisting of the erection of a building is permitted by Class A subject to the condition that the developer must, before beginning the development, apply to the local planning authority as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building. 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.

6. Assessment

- 6.1. As set out above, Class A of Part 6 of the GPDO concerns agricultural development on agricultural units of 5ha or more. Hatch Gate Farm is an agricultural unit of over 170ha and as such Class A of Part 6 is applicable to the site.
- 6.2. The legislation allows for the erection of a building that is reasonably necessary for the purposes of agriculture within the unit. As set out, the building is required to store a substantial amount of fertilizer and farm machinery for which there are no other suitable agricultural buildings on the unit. The redundant farm buildings are no longer fit for purpose for this use, and in any event planning permission has recently been granted for an alternative use for these buildings. No other buildings are available for this use, all existing buildings that have been built at the site are in use for other purposes.
- 6.3. The fertilizer and equipment all need to be kept under cover otherwise degradation will quickly occur. The applicant has calculated that a building of the size proposed is required to house the fertilizer and machinery. 200 tonnes of fertilizer will cover a large area in itself, and a large area is clearly required for the amount of farm machinery that requires storage.
- 6.4. There is clearly a need for storage space on site which is not currently met, and a building of the size proposed is clearly required to house the amount of farm machinery and fertilizer that needs to be stored. As such it is considered that erection of the proposed building is reasonably necessary for the purposes of agriculture at Hatch Gate Farm.
- 6.5. As set out above, development under Class A is also subject to a number of caveats. In respect of these, and using the GPOD references:
- (a) The development would not be carried out on a separate parcel of land forming part of the unit which is less than 1ha in area.
 - (b) No development under Class Q or Class S of Part 3 has previously taken place at the site.
 - (c) The development does not consist of or include the erection, extension or alteration of a dwelling.
 - (d) The building is open on all four sides and is clearly designed for agricultural purposes.
 - (e) The building has a floor area of 1,330m². As it is not for accommodating livestock, it would comply with the size requirements of this caveat.
 - (f) The building is not within 3km of an aerodrome.
 - (g) The height of the building is 7.8m and therefore complies with the size requirements of this caveat.
 - (h) The building is not within 25m of a metalled part of a trunk road or classified road.

- (i) Although the building would be within 400m of various dwellinghouses, which are considered protected buildings, it will not be used for the accommodation of livestock or the storage of slurry or sewage sludge.
- (j) The building is not on article 2(4) land and the development is not connected to fish farming.
- (k) The building is not for storing fuel or waste from a biomass boiler or anerobic digestion system.
- (l) The land is not, nor is it within the curtilage of, a scheduled monument.

6.6. In terms of the Class A conditions:

- (1) (a) Although development would be within 400m of protected buildings, the building will not be used for the accommodation of livestock, the storage of slurry or sewage sludge, for housing a biomass boiler or anerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine.
- (2) The development consists of the erection of a building and as such this application is submitted for a determination as to whether the prior approval of the authority is required as to the siting, design and external appearance of the building.

The building would be sited close to a group of agricultural buildings that have previously been constructed at the site, in order to minimise the spread of built development across the site. As such it has been sited in order to ensure it has the least possible impact as well as being the most logical location for the building.

The design and external appearance of the building have been determined by the requirements of its use; it ensures accessibility by machinery and is agricultural in appearance. Materials will be the same as used on the adjacent buildings. It would appear as an agricultural building on an agricultural unit, of a similar size and design to the adjacent buildings, and as such in keeping with the existing character and appearance of the area.

6.7. The remaining conditions of Class A require compliance, and will be complied with.

7. Conclusion

- 7.1. The submission is made in accordance with Class A of Part 6 of the GPDO and this statement has demonstrated compliance with the relevant caveats of that legislation. The proposed development consists of an agricultural building at Hatch Gate Farm which has been demonstrated to be reasonably necessary for the purposes of agriculture within the unit. In the event that Wokingham Borough Council determine that prior approval is required for the proposals, it is therefore respectfully requested that prior approval be granted.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Cirencester

33 Sheep Street, Cirencester,
Gloucestershire, GL7 1RQ
T 01285 641717
E Cirencester@pegasusgroup.co.uk
Offices throughout the UK

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: 33 Sheep Street, Cirencester, GL7 1RQ
We are ISO certified 9001, 14001, 45001



[Pegasus_Group](#)



[pegasusgroup](#)



[Pegasus_Group](#)

PEGASUSGROUP.CO.UK