



Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	New Buildings
Address Line 1	Eastern Road
Address Line 2	Holbeach St Matthews
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE12 8ES

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
538296	329294

Description

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Bartlett

Company Name

Hay Farming Ltd

Address

Address line 1

Somerset Farm.

Address line 2

Holbeach St Marks.

Address line 3

Lincolnshire

Town/City

Lincoln

County

Lincolnshire

Country

United Kingdom

Postcode

PE12 8ED

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Ray

Surname

Andrews

Company Name

Crop Systems Ltd

Address

Address line 1

The Works

Address line 2

Whimpwell Green

Address line 3

Happisburgh

Town/City

norwich

County

Norfolk

Country

United Kingdom

Postcode

NR12 0AJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
☐ An extension
☐ An alteration

Please describe the type of building

Steel framed building, cladding box profile insulated composite panel

Please note although building the length is 50.31 square meters, the actual footprint is 1375 square metres as the building has protrusions both ends.

Please state the dimensions of the building

Length

50.31

metres

Height to eaves

6.73

metres

Breadth

34.11

metres

Height to ridge

11.39

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Box profile insulated composite panel

External colour

Moorland Green

Roof

Materials

Box profile insulated composite panel

External colour

Goosewing Grey

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
☒ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ☐ Yes
☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ☐ Yes
☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ☐ Yes
☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

1100.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

100

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Hay Farming Ltd is a 3rd generation family business growing a diverse range of crops on grade 1 alluvial silt. The business specialises in the production of onions and potatoes for long term storage. This requires using the latest technology and sustainable production methods. Supplying major retailers and processors Hay Farming aims to produce the highest quality to meet challenging customer specifications with minimal wastage and environmental impact. The existing buildings on the farm are not up to the standard that is required to meet the demand of the end user.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The new building will be clad with high levels of insulation. The refrigeration will be of the latest specifications with very low GWP properties using high efficiency cooling coils and chiller units. Fans will be specifically designed with inverter control to allow low energy inputs. The control system will be state of the art with abilities to automatically take advantage of Solar energy. This allows the store to load out high quality onions with low weight loss.

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☒ Yes
☐ No

What is the height of the proposed development?

11.3

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ray Andrews

Date

30/10/2024