

20<sup>th</sup> August 2019

Development Management  
South Northamptonshire District Council  
The Forum  
Moat Lane  
Towcester  
NN12 6AD

Dear Sir

**Land at Manor Farm, Passenham Road, Passenham  
Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2,  
Part 6 – Application for Prior Notification of proposed Agricultural Development**

We are instructed by The Parks Trust to apply for prior notification for an agricultural building at Manor Farm, Passenham under the terms of Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. We have today submitted an application via the planning portal (reference PP-08093160) for the above development.

The application comprises the following documents:

- Prior Notification application forms, duly completed;
- This letter;
- Site Location Plan, drawing no. 18-23-01 rev A;
- Parks Trust farmland plan (1:12500);
- Proposed Site Plan, drawing no. 18-23-02 rev C;
- Proposed Elevations, drawing no. 18-23-06 rev B; and
- The application fee (£96.00).

Please provide confirmation of receipt of the application and fee in due course.

Manor Farm is owned by The Parks Trust. The agricultural land area extends to 990 acres with roughly equal proportions of Grade 2 and 3 classifications. The site for the proposed building is located to the north-west of Passenham and is bounded by Passenham Road to the south and the A422 to the west. The land is generally level and has an existing field access onto Passenham Road.

The building would be set back from the highway and would be a rectangular shape measuring 42 metres x 23.2 metres with a pitched roof measuring a maximum of 7.4 metres to the ridge. In accordance with the 2018 amendment to the GPDO the size of the building would not exceed 1000 square metres. It would be constructed with concrete panels at the lower level with Yorkshire boarding above and a grey profiled metal roof. The building would be accessed from the existing field access on Passenham Road.

The building would be used as a store for machinery, equipment and hay. There are existing buildings at Manor Farm but these are small scale buildings which are not suitable for modern farming due to their size and design. The proposal would provide much needed storage for the farm in a permanent and modern building which will be suitable for the needs of the farm. The building is therefore reasonably required for the purposes of agriculture within the unit.

In the context of criteria set out at Class A (agricultural development on units of 5 hectares or more) the following should be noted:

- a) the development would not 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 not consist of the erection or extension of any agricultural building on an established agricultural unit where development under Class Q or S of Part 3 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 not consist of, or include, the erection, extension or alteration of a dwelling;
- d) it would involve the provision of a building, structure or works 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; or (ii) any building erected or extended or altered by virtue of Class A, would not exceed 1000 square metres;
- f) no part of any building, structure or works would be within 3 kilometres of the perimeter of an aerodrome;
- g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would not exceed 12 metres;
- h) no 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 within 400 metres of the curtilage of a protected building but would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge;
- j) it would not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or
- k) it would not be a building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

The proposed development falls under Schedule 2 Part 6 of the General Permitted Development Order 2015 as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 as the site is part of a unit of more than 5 hectares. The proposal meets the criteria set out in Class A and the application is therefore considered to be permitted development.

I trust this application is satisfactory and look forward to receiving confirmation within 28 days that further details are not required. Should you require any further information please do not hesitate to contact me.

Yours sincerely



**Jennie Harris**  
Principal Planner