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Our ref: CC/228169

16 October 2025

Dear Sir / Madam,

Prior Notification application for a new agricultural storage building and permeable hard surface at The Fen Farm, Land to South of Test Road, Test Road, Sompting, BN15 0EW.

Schedule 2 Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Planning Portal Reference Number PP- 14264480

Strutt & Parker has been instructed by the Sompting Settlement to submit prior notification of their intention to site an agricultural storage building and create an area of permeable hard surface on behalf of Sustainable Sussex at Land to South of Test Road, Sompting.

Prior notification has been submitted under Planning Portal reference PP- 14264480, along with this covering letter, a location plan and plans showing the proposed building. The submission is supported by a statement of agricultural need. The relevant application fee of £120.00 (plus £85.00 Planning Portal fee), has been paid directly by our client through the Planning Portal.

Site Description

The site is located on land owned by the Sompting Estate known as The Fen Farm, situated to the south of Test Road in Sompting village. The site is accessed through a gate at the south end of Test Road. The proposed building is located to the south-west corner of the field, approximately 230m south of the farm's entrance, where the Estate have established an apiary. The site is not located within a conservation area and there are no other landscape designations. The Cokeham Brooks Local Wildlife Site, as recently enlarged by Sompting Estate, is located across a sheep paddock to the east of the apiary site.

Background

The Sompting Estate own and farm a holding of c.311 hectares known as Titch Hill Farm. The farm is made up of three formerly let farms, Upton Farm, Church Farm and the original, smaller Titch Hill Farm. The Estate currently farms 131ha of arable land having previously farmed c.55 hectares of arable land prior to a re-organisation in 2022.

The Fen Farm is a community farm unit and forms part of Titch Hill Farm. In conjunction with Sustainable Sussex, the Sompting Estate manage the farm, providing opportunities for the Sompting community to get involved in *"safe and*

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engaging practical projects which have real-world outputs" [1], such as the production of fruit, vegetables, nuts and honey. The Fen Farm also manages a small flock of sheep, which assists with the conservation of the Cokeham Brooks Local Wildlife Site. Conservation management of the Local Wildlife Site is designed to restore the natural diversity of brookland meadow flora which had been suppressed by bramble and reed growth. The apiary is an important aspect of this conservation, as the bees assist with pollination and increase meadow flora.

There is currently no storage solution at The Fen Farm apiary, therefore it is proposed to site a small converted shipping container on site to provide a space to store the necessary beekeeping equipment. Further to this, the building provides a space for beekeepers to change and shelter from the weather when necessary.

Further information about The Fen Farm and the Estate's community involvement, plus the agricultural justification for the proposed development is set out in the attached Agricultural Statement.

Proposal

It is proposed to site a pre-made building on site, formed from an old shipping container. The building measures approximately 6.1m in length and 2.4m in width, with a height of approximately 2.89m. The building will be finished in a dark green colour to better blend into the landscape.

It is proposed to site the building on an area of hard surface, formed from Type 3 MOT or similar permeable material. The area of hard surface will measure approximately 142sqm. The site is an old muckheap, therefore the soil is nutrient rich and prone to severe weed growth, therefore removing the weeds and providing a hard surface will improve accessibility and make it easier to maintain the site.

The building's location means it will have no adverse impact on the Local Wildlife Site.

The building that is proposed to be sited at The Fen Farm can be seen in the 20ft Workbox drawing submitted with this application. The location of the building and the extent of the proposed hard surface can be seen in Location Plan 001 submitted with this application.

Permitted Development Assessment

Schedule 2, Class A of Part 6 of the GPDO is the relevant part of the permitted development order because the agricultural unit constitutes over 5 hectares of land. The proposed development is reasonably necessary for the purposes of agriculture.

The proposed building complies with Part 6, Class A of the 2015 GPDO (as amended) and meets the criteria set out in paragraph A.1, as follows:

a) The development would not be carried out on a separate parcel of land forming part of the unit which is less 1 hectare in area.
b) Neither Class Q nor Class S rights have been exercised on the relevant unit.
c) It does not involve the development of a dwelling.
d) The proposed buildings and works are designed for agricultural purposes.
e) The ground area covered by the works and the buildings is less than 1,000m^2.
f) The site is approximately 3km from an aerodrome, however the building measures less than 3m in height.
g) The height of the building does not exceed 12m.
h) No part of the development would be within 25 metres of a metalled part of a trunk road or classified road.
i) The proposed building is not intended to be used for the housing of livestock.
j) The development does not relate to fish farming.
k) The building would not be used for storing waste from a biomass boiler or an anaerobic digestion system, or for fuel not produced on land within the unit.

[1] https://www.sustainablesussex.org/about-us/

No other proposals have been delivered under the relevant permitted development right within 90m of the site within the preceding two years.

Paragraph A.2 (2) requires details of new agricultural buildings that comply with the above conditions to be submitted to the Council for determination as to whether Prior Approval is required.

This submission has provided details regarding the siting, design and external appearance of the building, and an agricultural justification has been presented.

We trust that this application is all in order and we look forward to prompt registration. If you require any further information, please contact the writer.

Yours sincerely,

[redacted]

Callum Connor BSc (Hons) MSc MRTPI
Planner

Encls: Application Form
Location Plan
Drawing of proposed building
Agricultural Statement