

Worthington Farm, Wood Lane, Norton-juxta-Twycross, Atherstone, CV9 3QB

Prior Notifications for Agricultural Storage Building and Private Way

Explanatory Statement

This statement provides additional information in relation to the consideration of two simultaneous Prior Notifications of agricultural proposals within the provisions of development permitted by Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Further explanation is required due to the limitations of description allowed for on the Prior Notification Form available on the Planning Portal for the construction on an agricultural holding consisting of the formation or alteration of a private way. The form only allows for the description of the development by a dimension of a width and a length.

In this circumstance, the private way will surround the proposed building to allow circulation in a forward direction for vehicles needing access to the building. The private way will be of varying widths and therefore cannot be adequately described on the form. The total area of the proposed private way is 1440 square metres, providing manoeuvring space on 3 sides of the building (East, West and South) and a narrower route on the North side.

The existing hedge on the North side of the building will be unaffected by the proposal because the proposed private way is offset from it by 3 metres.

The building proposed is required to provide for a multitude of agricultural storage requirements which will include the secure storage of high value plant and machinery. As a cereal store, the building will accommodate the reversing of tractors and trailers into it after harvesting, then when the cereals are sold, they will be collected by bulk grain lorries which will be fed by the farm's loader whilst standing on the proposed private way. None of the existing farm buildings offer the height necessary for modern machinery to operate satisfactorily in the described circumstances. It will have been noticed that the size of tractors and their attachments have grown considerably in recent years.