

Statement of Evidence: Functional Necessity for Forestry Building



Location: Riverside Farm JK

Legislation: GPDO 2015, Part 6, Class E (Forestry)

Total Building Footprint: Approx. 200 m²

1. Scope of the Forestry Unit

Riverside Farm JK is a dedicated forestry holding operated in accordance with an established **Forestry Management Plan (App11)**. The proposed 200 m² building is **exclusively for forestry purposes** and is essential for the sustainable silvicultural management of the unit.

This development falls directly under the Permitted Development rights of **GPDO Part 6, Class E**. To ensure full regulatory compliance and clarity of use, all forestry operations have been legally and physically delineated from any residual farming activities. This separation is clearly demarcated on the **Site Plan (App 13)** and governed by the **Forestry Management Plan (App 11)**. The building in question is utilised **exclusively for forestry management purposes**; it serves no agricultural or residential function.

2. Technical Space Allocation (Functional Necessity)

The internal dimensions are strictly dictated by the operational requirements of the woodland and the equipment listed in the Management Plan:

- **Primary Machinery & Logistics Bay (100 m²):** Dedicated internal storage for the forestry fleet, including an Alpine tractor, tractor with tree planter, and excavator. This area provides the mandatory clearance for attaching/detaching implements and secure storage for quads.
- **Integrated Energy Kiln / Passive Solar Section (21.51 m²):** A technical solar kiln utilising translucent materials to capture

solar gain for seasoning timber and drying seeds and keep the forestry storage at reasonable temperature. This is a functional off-grid industrial tool, not a leisure space.

I would like to highlight it is NOT “domestic conservatory” it is Energy Kiln.

- **Specialised Forestry Operations & Security (78.49 m²):**
 - **Tree Nursery & Seed Lab:** For bio-secure on-site propagation and seed extraction.
 - **Secure Pesticide & Chemical Store: Mandatory Requirement.** A bounded, ventilated area for forestry herbicides/pesticides to comply with **UK HSE, COSHH, and Environmental Protection regulations.**
 - **High-Value Tool Protection:** A reinforced zone to prevent further theft (following **4 police-reported incidents**) of drones, chainsaws, and sensors.
 - **Timber Seasoning:** Indoor area to ensure harvested timber reaches the commercial sub-20% moisture standard.

3. Machinery Dimensions and Manoeuvring Justification

The 100 m² allocated for machinery is the functional minimum. Under **HSE Agriculture Information Sheet No 17**, sufficient "crush zones" and operational clearances are mandatory to ensure the safety of the operator.

- **The "Manoeuvring Factor":** A tractor with a mounted tree planter requires a total linear length of **6.5–7 meters** for stationary storage alone.
- **Safe Working Zones:** A minimum of **1-meter clearance** is required around all machinery for maintenance and fuelling, accounting for approx. 35 m² of the floor area.

- **Operational Reality:** Forestry machines require significant space to turn and reverse with implements attached. They cannot be stored "bumper-to-bumper" like domestic vehicles.

Summary of Machinery Area:

- Physical Footprint of Machines: Approx. 35–40 m²
- Maintenance & Safety Clearances: Approx. 35 m²
- Internal Access Paths & Turning: Approx. 25–30 m²
- **TOTAL REQUIRED: 100 m²** (Operational Minimum).

4. Compliance & Evidence of Use

- **Fact of Use:** The Council's previous attempts to label forestry structures as "dwellings" are factually incorrect. This is proven by **App 4** (LPA officer photographed with industrial drying trays) and **11 site inspections** by the Council/Planning Inspectorate over 3 years, which confirmed **zero residential use**.
- **Reasonable Necessity:** Every Square meter is allocated to a specific task required by the **Forestry Management Plan**. The scale is proportionate to the 5ha+ holding.

5. Conclusion

The building is a functional industrial tool for a commercial forestry operation. Under **Part 6, Class E**, the principle of development is permitted. The technical requirements for machinery safety, timber seasoning, and **legal chemical storage** make this 200 m² footprint "reasonably necessary" for forestry purposes.

1. Equipment Dimensions Schedule

Alpine Tractor for forestry	3.5m	1.5m	5.25m ²	Narrow-row management
Main Forestry Tractor	4.0m	2.0m	8.0m ²	Heavy towing/ planting
Tree Planter (Mounted) for forestry	2.5m	1.5m	3.75m ²	Tree establishment
Digger/ Excavator for forestry	4.0m	1.8m	7.20m ²	Drainage & tracks
Rotary Mower/ Cultivator for forestry	2.0m	1.8m	3.6m ²	Ground prep
Quad Bike & Trailer for forestry	3.5m	1.3m	4.55m ²	Rapid site access

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