
LAND AT LONG MEADOW, STROUDWOOD LANE, LOWER UPHAM, SO32 1HG

Erect barn for agricultural use

PLANNING STATEMENT

MAY 2022

Version control

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1.0 Background

- 1.1 This statement has been prepared on behalf of Mrs Heidi Grimes in support of a full planning application for the erection of a barn to be used for agricultural purposes on land at Long Meadow, Stroudwood Lane, Lower Upham, SO32 1HG.
- 1.2 This statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 1.3 This statement sets out how the proposed development conforms with the relevant planning policies and provides essential storage for the associated agricultural use.
- 1.4 The application comprises:
 - Completed application form and ownership certificate.
 - Site location plan.
 - Existing site and block plan
 - Proposed barn plans, elevations, site and block plan.
 - This Planning Statement prepared by Chapman Lily Planning.
 - Tree Survey Report produced by CBA Trees.

2. Site context

- 2.1 The site is outside any settlement boundary and is located to the west of Stroudwood Lane as shown on the Google Earth extract below. The site area is 0.35 Hectares and is predominantly laid to simple grass and generally level. Vehicular access from Stroudwood Lane already exists and there are no proposals to alter this access. The land has well defined boundaries comprised of hedging, and as the photograph shows, there are a small number of mature trees which are sited on parts of the northern, western and southern boundaries of the land.



- 2.2 Located further west on the site, is the applicant's mobile home and timber stable block. On neighbouring land to the south, and close to the public highway, is a large stable block.
- 2.3 In terms of opportunities and constraints:
- The site is relatively flat.
 - The site is located in Flood Zone 1 – at the lowest probability of fluvial flooding – and is not susceptible to surface water flooding.
 - The site does not contain any designated heritage assets, and none are located within the vicinity of the proposed building such that their setting will be affected.
 - The site is not within a designated landscape.

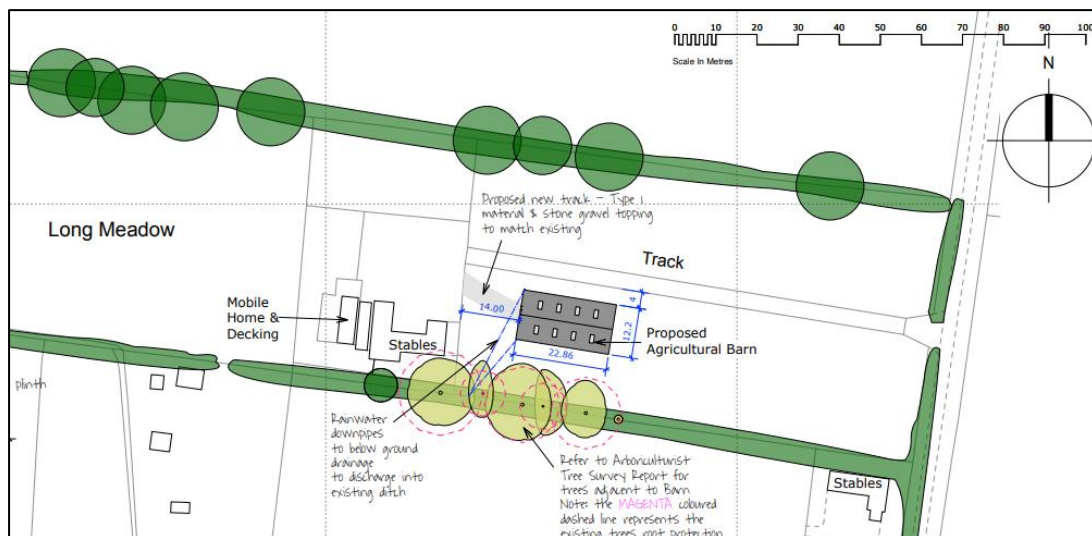
3. Relevant planning history

- 3.1 None for the proposed location of the building. A Lawful Development Certificate was approved in July 2021 for a mobile home occupied for residential purposes (for the current applicant) on land to the west of the application site. Council reference LDC/21/91115.

4. The proposed development

- 4.1 To erect a 22.6m x 12.2m and 5.49m high barn to be used for storage of hay, tractor, gang mower and other equipment essential to maintain the land in the ownership of the

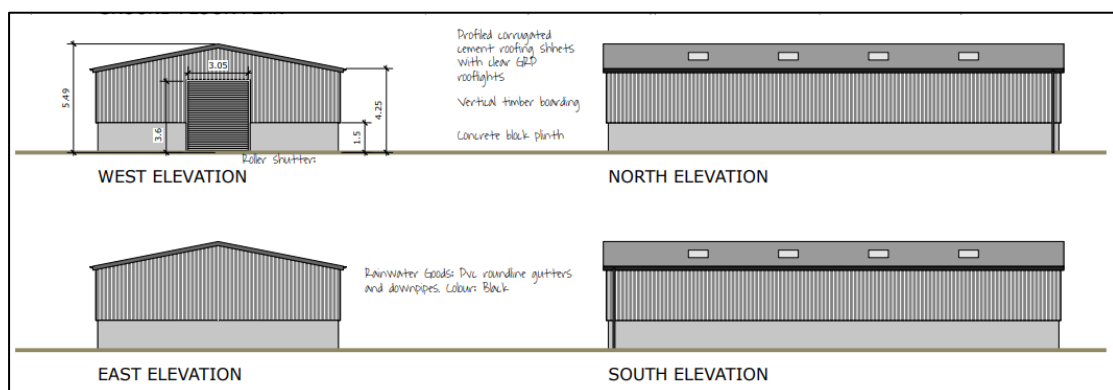
applicant. The barn is located some 80m west of Stroudwood lane and south of the existing vehicular track that serves the land.



Block plan courtesy Dalton Design

Consideration has been given to screening the barn, hence its location near to a belt of existing mature oak trees – the siting has been mindful to avoid the root protection areas of the trees such that the siting will not harm the trees and ensure they maintain their screening and setting function. The application is accompanied by a Tree Survey Report to confirm this fact.

- 4.2 The barn will have a concrete block plinth, vertical timber boarding, and profiled corrugated cement roofing sheets with clear GRP rooflights to reduce electrical consumption for lighting. The roller shutter door is located on the western elevation facing the applicants home allowing oversight and surveillance for security purposes.



Elevations courtesy Dalton Design

5. Relevant planning policy

National Planning Policy

- 5.1 Paragraph 7 of the revised National Planning Policy Framework (“NPPF”) sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.2 Paragraph 8 outlines the three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social role – supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations; and by fostering well-designed, beautiful and safe places, with accessible local services and open spaces that reflect the current and future needs and support community’s health, social and cultural well-being; and,

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 5.3 Paragraph 11 establishes a presumption in favour of sustainable development. It is a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- *The application of policies within this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 5.4. Paragraph 81 explains *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.'*
- 5.5 At the heading to paragraph 84, the NPPF gives a specific section over to the need for the planning system to support a prosperous rural economy. Paragraph 84 explains;
- 'Planning policies and decisions should enable:*
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
 - b) the development and diversification of agricultural and other land-based rural businesses;*
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship'.*

The Development Plan

- 5.6 The Development Plan for the application site is the Eastleigh Borough Local Plan 2016 - 2036 adopted in April 2022.
- 5.7 **Strategic policy S5, New development in the countryside** explains;

'1. Planning permission will be granted for new development in the countryside provided it is related to:

- a. the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);*
- b. residential extensions and replacement buildings (policies DM18 and 26), limited residential conversions (policy DM19), rural workers' dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);*
- c. community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policies DM12);*
- d. outdoor recreation and open space (policies DM32 and DM33);*
- e. allotments and community farms (policy DM32); f. cemeteries (policy DM37); and*
- g. essential public utilities (policy DM9).*

2. In permitting new development in the countryside the Borough Council will seek to:

- a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;*
- b. secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast;*
- c. avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan;*
- d. safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and*
- e. protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'.*

5.8 Development management policies give further specific guidance in chapter 5 of the Local Plan document.

5.9 **Policy DM17, Agricultural development** advises;

'1. New buildings for agricultural purposes and farm diversification will be permitted in the countryside, to enable the efficient working and long-term commercial viability of the agricultural enterprise, provided that the proposed use cannot be accommodated in existing buildings.

2. All such proposals must:

a. ensure that new buildings are proportionate to the scale and nature of the use and located and designed so as not to be visually intrusive, or have an unacceptable impact on the local road network; and

b. include measures for the long-term management of the agricultural unit, including enhancement of the landscape and biodiversity.

3. Agricultural development and farm diversification uses do not include residential uses.'

- 5.10 In response to the above, the barn will enable the efficient working of the land. There are no existing suitable buildings on the land. The building is proportionate to the scale and use of the land. It has been purposefully sited away from the public highway, designed such that it accords with the usual agricultural barn design. It will be set against the backdrop and partial screening of the adjacent oak trees.

6. Planning Assessment

- 6.1 The proposal is functionally located upon the land managed and maintained by the applicant. There are no other suitable buildings on the land. The land to be maintained is a sizable portion of open countryside and requires regular maintenance. The grass cut from the land will be stored in the barn for hay. The building will have a backdrop of mature Oak trees to the south, which will effectively help assimilate it into the wider rural setting. The accompanying tree report confirms the building will not harm the root protection area of the trees or their longevity.
- 6.2 In summary, the proposals are in accord with national planning policies and Eastleigh Borough Local Plan.

7. Conclusion

- 7.1 This Planning Statement has been prepared on behalf of Mrs Heidi Grimes in support of a full planning application for the erection of a barn to be used by the applicant as part of the upkeep and maintenance of the associated land in her ownership.

- 7.2 This Planning Statement has set out the site's context and relevant planning designations. It then sets out the relevant policies within the Development Plan against which the application should be determined and any other material considerations relevant to the proposal. The assessment of the proposals against these factors has confirmed that the proposal will accord with the provisions of the Development Plan and that there are no material considerations that indicate planning permission should be withheld.
- 7.3 The proposal represents a sustainable form of development.
- 7.4 The proposal sits comfortably in the landscape and introduces no harm to historic assets.
- 7.5 It allows for the proper long-term maintenance of the land.
- 7.5 For the reasons set out in this statement, it is respectfully requested that planning permission be granted.