

DELEGATED OFFICER REPORT

Application Ref: F/22/93168

Site Address: LONG MEADOW, STROUDWOOD LANE, LOWER UPHAM, SOUTHAMPTON, SO32 1HG

Case Officer: Alex Webb

Description: Erect agricultural barn

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones HRA Screening Criteria (River, SAC, SPA & Ramsar)		
Aviation safeguarding Airport Safeguarding Zone		
Waste/Minerals Site Waste/Minerals Site		

Planning History?	Yes ☒	No ☐
F/05/55345 - Construction of single building for agricultural barn and stables – Permit – 22/12/2005		
LDC/20/87611 – Lawful Development Certificate for an existing use: Conversion of a residential caravan to a dwellinghouse – Certificate not issued 27/05/2020		
LDC/20/88486 - Lawful Development Certificate for an existing use: Stationing of a residential caravan – Certificate issued 16/12/2020		
LDC/21/91115 - Lawful Development Certificate for existing use of caravan and associated land for residential purposes (Class C3) - Certificate issued 23/09/2021		
LDC/22/93464 - Lawful Development Certificate for existing use of land in conjunction with authorised residential use – not yet decided		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	Objection x 1 • Advertisement of planning application • Lack of tree report • Consultation with SNDPA • full and relevant planning history not provided • local plan does not support the requirement for a business to be operated from this site as it is in an area of open countryside (Policy S7). • no justification for additional storage • no Landscape / Visual impact study carried out • proposed barn by nature is disproportionate in scale and mass for the proposed use and is disproportionate to the scale and agreed use of the land. • already a substantial barn provided on the site. proposed barn would have an unacceptable impact on the local road network as Stroudwood Lane is a rural single lane with passing points		
Parish Council:	Object due to its size. Members queried whether the large barn here is necessary for agricultural purposes		
South Downs National Park Authority	No comment		
Ecology	I have reviewed the documents provided. There are records of bats and nesting birds in the vicinity, so it is likely that the hedgerows and trees on the northern and southern boundaries of the property would be used by foraging, commuting and roosting bats and nesting birds. There are records of badgers in the vicinity and		

	small mammals such as hedgehogs and brown hares have also been recorded. The surface water drainage arrangements are sufficient. Biodiversity enhancement such as bat or bird boxes is required. Conditions recommended
Landscape	My recommendation is that the applicant is asked to introduce some new native tree and hedge planting to soften the exposed eastern elevation. Landscaping plans submitted 30/08/2022
Trees	The site is generally tree-free, but there are sporadic boundary trees on the northern boundary and a group of trees close to the existing structures on the southern boundary. The provided arboricultural documentation (along with the “Proposed Barn Plans”) suitably demonstrates that the proposed structures are outside of the RPAs. However, there is still a construction risk to the trees and this can be suitably mitigated with the temporary installation of tree protection fencing. We raise no arboricultural objection, subject to conditions.

Site Visit:	Yes ☒	No ☐

Policy: National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S5; and Development Management policies DM1, DM2, DM6, DM11 and DM17. Supplementary Planning Documents: Quality Places; Bishopstoke, Fair Oak and Horton Heath Character Area Appraisal.
--

Assessment: The application site measures 0.35ha forms part of a small agricultural and equestrian holding measuring a total of 2.88ha to the west of Stroudwood Lane. It is in the countryside on the west side of Stroudwood Lane, close to village of Upham. There is sporadic development along Stroudwood Lane consisting of residential, equestrian and agricultural properties. The site is located to the south of the access track. The main access to the property is via a gated entrance which leads from Stroudwood Lane. To the west is an existing stable block, mobile home and compound area containing domestic items, storage containers and building materials. The site consists of a grazing paddock bounded by post and rail fencing to the north and west. There is mature boundary hedgerow on the east and south boundaries along with several mature oak trees. The surrounding land is used for the grazing of horses, sheep, goats and pigs and for hay cutting. The proposed barn would be sited to the east of the existing stable block, parallel to the existing access track. It would measure 22.6m x 12.2m and 5.49m high and would be used for the storage of agricultural items and equipment including a tractor, fail mower, trailer for tractor, topper, farm quad, sit on mower and rake. The barn would also be used

to store haybales and the area of land to be harvested (1.6ha) could produce 320-360 square bales and/or 32-48 large round bales.

In terms of materials, it would be constructed on a concrete plinth with vertical timber boarding. The roof would consist of profiled corrugated cement sheets with clear rooflights. A roller shutter door would be located on the side (west) elevation.

Principle

There is a clear need for a larger storage building to support the agricultural use of the site. The building would provide secure storage of hay and essential farm machinery and there are no other suitable buildings available to accommodate the machinery, equipment, haybales and livestock during times of inclement weather.

The applicant has provided a list of the machinery and items to be stored in the building and this has been indicated on an illustrative floor plan. The size of the proposed building is not therefore considered unreasonable given it is also likely to be used to store livestock and haybales at various points of the year depending on the crop season and state of the land which is clay. Space would also be needed to form a central access strip allowing a tractor and equipment to get to the hay store without obstruction from stored machinery.

The proposed barn is typical in design and form of an agricultural building and is appropriate for its rural setting. There are a number of publicly accessible viewpoints from Stroudwood Lane and the local bridleway however the barn is set back from these views. A detailed landscaping scheme has been requested which the applicants are preparing on the advice of the landscape officer and further planting would soften the appearance of the development, in particular the eastern elevation. Further planting would also enhance the setting and biodiversity value of the site. As such, the proposed building would be appropriate and would not harm the character and appearance of the site or surrounding rural environment and the requirement of a detailed landscaping scheme have been conditioned.

Trees

There are some mature trees along the southern boundary of the application site and further north. The applicants have provided arboricultural information to demonstrate that the proposed barn would be outside any root protection zones and further tree planting is proposed as part of the landscaping scheme. The proposal is therefore acceptable in terms of impact on trees provided protection measures are followed during construction and these are to be conditioned.

Residential Amenity

All neighbouring dwellings are at a sufficient distance for there not to be any impacts. The erection of the barn will not harmfully affect the amenities of neighbouring properties in terms of overlooking, loss of light, overshadowing or noise.

Highway matters

The application does not propose to change the use of the land, as such there would be no additional traffic movements to the site than might be expected with a use of this nature.

Nature Conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development even though it falls inside the designated zone of impact. The wider site is bounded by the neighbouring authority (The South Downs National Park) boundary who have been consulted and have no comment.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the

Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: For the reasons set out above the application is recommended for permission, subject to conditions

Recommendation: **PERMIT** ☒

REFUSE ☐

Comments ...