
Planning Statement

Winchester Poultry and Livestock Farm **Old Oak Farm, Winchester Road, Fair Oak SO50 7HD**

Retrospective Planning Change of Use Application



The applicant, Winchester Poultry & Livestock Farm, has use of 0.75Ha of Old Oak Farm since January 2022 and has been trading since August 2022. More of the temporary structures essential for poultry and goat/sheep keeping were added over the winter of 2022 into 2023. The proprietor had relocated from a previous location in Twyford and has kept poultry for over twenty years and moved the business model to include goats and sheep. It had begun as a hobby and has moved to a family operation with the owner's children assisting in the care and retail and includes ducks, geese, bantams & chickens along with sheep & goats. Livestock is sold along with eggs and breeding and rearing operate in tandem (with incubation happening at the owner's home as the site has no electricity).

The majority of transactions are by appointment. Customer numbers daily (7 days a week) vary from 1-3 on quiet week days to 4-6 customers daily at the weekend. There is a small quantity of passing trade seeking the free-range eggs and regulars (many from the locality) purchasing eggs. Bedding and feed is also sold, often to customers previously having purchased livestock.

The poultry and goats are reared and sold almost exclusively for members of the public as pets or for home egg production. Livestock for rarer breeds for hobby farmers and keepers is also sold and all is scrutinized by DEFRA/Trading Standards who in their visits have once again issued a County Parish Holding (CPH) license.

Sheep free-roam to keep grass levels down also. The majority of poultry is sold near 'point-of-lay' (approximately 19 weeks old) which happens predominantly from March to September and egg production can radically reduce over winter with little to no transactions taking place (moving more to husbandry of any over-wintering livestock). Spring to Autumn trading is 9am to 6pm weekdays and 10am to 4pm weekends with shortened hours by appointment in daylight hours outside of the peak months.

Recently, two additional containers were acquired for bedding storage (straw and hay) and it is proposed to reposition from adjacent to the entrance down to the rear of the poultry upper field. The car park is approximately 1.5m higher than the middle field (where the office sheds are found) which in turn is approximately 1m higher than the lower goat field and the southern boundary (where the office shed is) is approximately 2m higher than the northern boundary.

There have been no complaints from locals regarding the operation (note, the neighbour had controlled burning restricted – unrelated to this operation, other than sharing a car park). The entrance gate was set back to allow for vehicles to fully pull off the highway if the gate is shut.

Within the existing hedge bund at the entrance, 2 No. totem sign boards (2.4m high in total) with 1.2m wide oval head boards advertise the activity.

Unaccustomed to the planning process, the applicant had laboured under the misinformation from others that the exercise was automatically consented by virtue of a perceived historic farmland status with a permitted right to erect structures. He was made aware this wasn't the case after a visit from a planning enforcement officer and having been advised by an Eastleigh planning officer (Jagdeep Birk) for the need to seek retrospective planning consent for the signage, the erected structures and hard surfaces.

None of the animal housing structures or storage sheds and cabins have foundations and neither does the modest office and feed/bedding (for sale) cabins adjacent to the inner gate.

Other than the Old Oak Farm owner's recent certificate of lawfulness for the habitation units at the southern end of the farm, the applicant shares the fuller 'farm' site with equestrian users and the adjacent owner who uses the same entrance (and where the formalizing of the scalplings which make up the raised parking area by the vehicular entrance (raising the level approximately 500mm) which appears to have no history of express consent.



Photo 2 shows the central site housing units and photo 3 looks across the lower goat field.



Photo 4 is of the marshy central site, left to grow wild and photo 5 shows the office & feed cabins



Photo 6 is the sign to the north of the entrance splay and photo 7 shows the sign to the south (with Winchester Road towards Fair Oak in the picture along with the Hillview Manor Park static caravan site. Note, the nearest static home to the first unit (the office cabin) is 45m.