

DELEGATED OFFICER REPORT

Application Ref: PN/23/95730

Site Address: BERRYWOOD FARM, BUBB LANE, WEST END, SOUTHAMPTON, SO30 2HL

Case Officer: Alex Webb

Description: Erection of a general purpose agricultural storage building to be used to store hay under Class A

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones, New Forest SAC 13.8km BUFFER, Great Crested Newts IRZ Aviation safeguarding Airport Safeguarding Zones Nature Conservation - HRA Screening Criteria (River, SAC, SPA & Ramsar)		

Planning History?	Yes ☒	No ☐
O/14/75166 - Outline application: Residential development comprising up to 328 dwellings, public open space and children's play area, land for doctors surgery and associated car parking, with accesses off Bubb Lane and Moorgreen Road, structural planting and landscaping and surface water attenuation and ancillary works, with all matters reserved for future determination Dismissed at appeal 24/05/2016		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	No Response		

Site Visit:	Yes ☒	No ☐
22/08/2023		

Legislation and Policy:
The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Schedule 2 Part 6 Agricultural and forestry.
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, S5 and S6; and Development Management policies DM1, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
This application for prior notification of agricultural development will be assessed against the Town and Country Planning (General Permitted Development) (England) Order 2015.
The proposal relates to Part 6, Class A - agricultural development on units of 5 hectares or more. The following is a thorough assessment:
A.1 Development is not permitted by Class A if—

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The development is located on land greater than 1 hectare in area, the total holding measures approx. 21 ha (County Parish Holding Number 15/122/0188).

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

n/a

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The erection of the agricultural storage building does not relate to a residential dwelling.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The building will be used for the storage of hay produced across the applicants' land and the holding to which the development relates. This is considered acceptable for agricultural purposes.

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The proposed building would have a floor area of 313.6m².

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The building is not within 3km of the perimeter of an aerodrome.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The proposed building would have a maximum height of 6.4m and would therefore comply with the above criterion.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The development is not within 25m of a trunk or classified road.

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

n/a

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

n/a

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

n/a

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building.

n/a

Class A of Part 6 of Schedule 2 of the General Permitted Development (England) Order 2015 states that agricultural development on units of 5 hectares or more will be permitted provided it meets a number of conditions. Conditions A.2 i) states that the applicant must, before the beginning of the development, apply to the Local Planning Authority (LPA) for determination as to whether prior approval of the LPA will be required as to the siting, design and external appearance of the building as well as the siting and means of construction of the private way.

The proposed building would be sited in a moderately discrete location, with mature hedgerow boundary treatment to the east and south, with no significant impact on the landscape. The proposed will act as a storage area for hay to ensure it is not damaged during times of inclement weather.

The proposed building would measure 22.86m in length, 13.72m in width, with a ridge height of 6.41m and an eaves height of 4.57m and would be of a steel portal frame design. It would have concrete panel walls to 2m, timber boarding on 3 sides and open-sided to the south. The roof would be finished in grey fibre cement sheeting with 10 x translucent roof sheets on the north and south elevations.

There is an existing field gate serving the field the building is to be located in. The gate is located opposite the building in the boundary fencing to the north east. It leads to/from the existing private access drive into Berrywood Farm from the public highway. No further hardstanding is proposed. It would also be accessible from other parcels of land across the farm.

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: In light of the above, prior approval is not required and the proposed works are considered permitted development.

Recommendation:	PERMIT ☒	REFUSE ☐
-----------------	---	--

Comments ...
