

**Agricultural Prior Notification
Under Part 6 of Schedule 2 of the Town and Country Planning
(General Permitted Development) (England) Order 2015**

For a General-purpose Agricultural Storage Building

**On land at Stroudwood Dairy Farm, Stroudwood Lane, Lower
Upham, Southampton, SO32 1HG**

For and on behalf of Jordon Sainsbury & Charlotte Hill



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1. References

- 1.1. Site Address: Stroudwood Dairy Farm, Stroudwood Lane, Lower Upham, SO32 1HG
- 1.2. Proposal: A General Purpose Agricultural Storage Building
- 1.3. Scale: 24.38m x 15.24m x 5.49 m Total Floor Area: 371.55m²
- 1.4. Local Authority: Eastleigh Borough Local Authority
- 1.5. Applicant: Jordon Sainsbury & Charlotte Hill of Stroudwood Dairy Farm, Stroudwood Lane, Lower Upham, SO32 1HG
- 1.6. Agent: Henry Brice MRICS FAAV, Ian Judd and Partners LLP, Rural Surveyors and Land Agents, 4 High Street, Bishops Waltham, Southampton, Hampshire, SO32 1AB. Email: henry@ianjuddandpartners.co.uk, Tel: 01489 896422.

2. Planning Policy

- 2.1. The proposed Application is considered to be Permitted Development under Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the proposal falls within Class A of Part 6 of the Order.

3. Agricultural Context

- 3.1. The Applicant farms 37.07 ha (91.6 acres) at Stroudwood Dairy Farm, keeping a flock of breeding ewes, alongside hay production. The holding is registered with the Rural Payment Agency, SBI: 106398083, County/Parish/ Holding number: 15/111/0006
- 3.2. The proposed building will be used for the storage of hay, straw and agricultural machinery and equipment

4. Proposal

- 4.1. This Prior Notification refers to the erection of an agricultural storage building. The building is to be of steel portal frame design and will measure 24.38 (80ft) in length x 15.24m (50ft) in width with an overall height of 7.18m and an eaves height of 5.49m (18 ft), a total floor area of 371.55m².

5. Use

- 5.1. The proposed building will be used in conjunction with the agricultural activities on the holding.
- 5.2. Two bays of the building will be used to store the Applicant's hay, which will be grown on the Applicant's land, along side straw which is purchased at harvest. The remaining two bays will be a secure lock-up for agricultural machinery, equipment and hand tools.

6. Design and Appearance

- 6.1. The building is to be of steel portal frame construction, with anthracite grey box profile metal cladding on three sides. The northern elevation will have two open bays, a galvanised steel roller shutter door and one bay anthracite grey box profile.
- 6.2. The roof will be constructed of metal box profile sheeting, finished in anthracite grey.

7. Proposed Location

- 7.1. The proposed building is replacing an existing timber poled barn, which has fallen into disrepair. The barn is to be located within the existing farmyard, opening into the existing yard. To the south and west is a line of mature trees, which offer substantial screening from the public highway to the south and west. The building will be accessed via the existing farm access from Stroudwood Lane.

8. Assessment

- 8.1. Part 6, Class A of Schedule 2 of the GPDO relates to agricultural buildings and operations on sites of more than 5 hectares, which permits works to erect, extend, or alterations of a building on agricultural land comprised in an agricultural unit of 5 hectares or more, which are reasonably necessary for the purpose of agriculture within that unit.
- 8.2. The Applicant has confirmed that he has a total agricultural holding of 37.07 hectares and therefore Part 6 of Class A applies.
- 8.3. The criteria A.1 (a)-(k) of Part 6 of the GPDO will be considered in turn to establish whether the construction would be permitted development as set out below:-
 - (a) The development would be carried out on a separate parcel of land forming part of the unit which is not less than 1 hectare in area;
 - The parcel extends to 14ha on the west of Stroudwood Lane, in excess of the 1ha requirement.
 - (b) It would consist of the erection or alteration of any building on an established agricultural unit where development under Class Q or Class S of Part 3 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;
 - No such development has been undertaken.
 - (c) It would consist of, or include, the erection, extension or alteration of a dwelling;
 - No such development is being proposed.
 - (d) It would involve the provision of a building, structure or works not designed for agricultural purposes;
 - The building has been designed solely for the storage of hay, straw and agricultural implements to meet the agricultural needs of the holding.

- (e) The ground area which would be covered by (ii) any building erected or extended or altered by virtue of Class A, would not exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;
 - The proposed floor area extends to 371.55m²
- (f) The height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would not exceed 3 metres;
 - There are no aerodromes within 3 kilometres.
- (g) The height of any part of any building or structural works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;
 - The maximum height of the building will be 7.18m.
- (h) any part of the development would not be within 25 metres of a metalled part of a trunk road or classified road;
 - The proposed development is not within 25m of a metalled part of a trunk road 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;
 - No such development is being proposed.
- (j) It would involve the excavations or engineering operations on or over article 2(4) land which are connected with fish farming;
 - No such development is being proposed.
- (k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system –
 - No such development is being proposed.
- (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.
 - No such development is being proposed.

9. Conclusion

- 9.1. We therefore believe that the proposed development should be considered to be Permitted Development Under Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the proposal meets all of the criteria set out within Class A of Part 6.