

New Forest District Council
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Our Ref: HEP/5656/109837

20 July 2021

Applicant: Mr A Kett trading as A K Agri
Site: Land at Sandleheath, Hampshire, SP6 1DT
Proposal: Prior Notification for the erection of an agricultural storage building under The Town and County Planning (General Permitted Development (England) (Order) 2015 as amended) Schedule 2, Part 6, Class A

Dear Sirs,

This letter accompanies the application with the above referenced application for the erection of an agricultural storage building together with construction of an agricultural access track. This prior notification under The Town and County Planning (General Permitted Development (England) (Order) 2015 as amended) Schedule 2, Part 6, Class A, is submitted with a view to provide storage for hay, silage, agricultural machinery and equipment. There is no intention to use the building to house livestock.

The application site extends to 8.47 hectares (20.93 acres) and has been used for sheep grazing for the past five years where the applicant sells the meat produced to local butchers. The applicant has a growing flock of 30 Welsh Mountain Sheep including: 15 breeding ewes, tup, offspring and 4 wethers. The sheep are kept permanently onsite all year round.

The site is bare land with no building or storage facility which causes great difficulty especially in the winter months and with the intention to grow the flock size, the building is required in order to increase the agricultural business. The applicant has previously either kept provisions off site or outside on the premises however, in doing this, this has spoiled hay and degraded machinery which is not feasible for an agricultural business. The client has also previously used contractors to cut the hay and to maintain the land. However, the applicant now intends to fully manage the land himself, which makes a storage building essential and avoids machinery being damaged or stolen.

The site is situated off Station Road and is not subject to any environmental or heritage designations. The proposed development would not cause any noise or visual pollution with there being two separate dwellings being situated more than 200 metres away from the proposed site.

The application proposes to construct a 7.62 metres by 9.14 metres steel framed building with timber space boarding and a cement fibre sheet roof with the design being suited to agricultural purpose and aesthetic. The building has been specified with a height to the eaves of 3.4 metres and 3.69 metres to the ridge. Access to the building will be facilitated by a pedestrian door, timber double doors and a 5 bar metal gate allowing easy access to the agricultural machinery, hay and equipment. The building will be based on a concrete hardstanding which will be sufficient for the storage building.

It is also proposed to construct a hardcore track extending to approximately 215 metres, which is to run down the centre of the land to the building with the sole purpose to access the land and building from the private access point as evident on the attached plan holding the reference: "Plan of Track".

The proposed position runs through the divided paddocks which allows access to all areas of the land as well as the building. The location also seems the most suitable location as it is the driest part of the field. This would be particularly beneficial in the winter months and prevents damage from vehicles and facilitates an access route for our the applicant to be able to move hay, agricultural machinery and anything else stored in the agricultural building to and from the field as well as between each divided paddock.

Regulation Compliance

1. The agricultural unit on which this application is made is in excess of 5 hectares and the works comprise the erection of one agricultural storage building.
2. The building is designed for the purposes of agriculture. The floor area of the proposed building is 69.64 sqm and is therefore in accordance with Part 6, A.1(e) which states the ground area which would be covered would exceed not 1000 square metres.
3. The application site is not within 25m of a metalled part of a trunk road or classified road.
4. This statement forms the part of application to the LPA to determine whether prior approval as to the siting, design and external appearance is required. It is considered the building is reflective of agricultural buildings and has been designed for the purposes of farming operations.

Overall, it is considered that the proposed agricultural building is fully justified in the context of the applicant's existing agricultural business use and is appropriate in terms of its proposed siting, design and outward appearance.

We would be happy to provide any further information and/or address any further queries on the proposed development should it be deemed necessary.

Yours faithfully



Woolley & Wallis