



8, Danebury Gardens, Chandler's Ford, SO53 4NQ.
Tel. and Fax (023) 8026 7124. Mobile 07770 220788
e-mail paul@paulashton.ltd.uk

Planning Statement

In support of

Prior Notification of Intention to Construct Replacement General Purpose building Wanstead Farm, Belney Lane, Southwick, Fareham, PO17 6ER.

Revised location of previously approved scheme submitted under case ref 20/02744/APN and agreed on 7 January 2021

1. PROPOSAL

- 1.1. The proposal is for the erection of a new general purpose building at Wanstead Farm. The proposal has been previously agreed under the prior notice system (ref 20/02744/APN) as noted above but it is proposed to move the building's location slightly to improve other on aspects of the farm.
- 1.2. It is noted that other buildings have also been recently approved under prior notices (references 20/02748/APN and 20/02571/APN) but these remain unchanged from their original proposals. It is noted that the livestock building (20/02571/APN) has been constructed and is referred to in the application forms constructed within past two years. The new pens building has not yet been commenced.
- 1.3. The combined floor area of the three buildings forming the new works is 708 sqm and that is unchanged from the original proposals considered previously.

2. WANSTEAD FARM

- 2.1. Wanstead Farm forms part of the circa 800 hectare Southwick Estate, which is situated to the north of Fareham and Portsmouth and centered on Southwick village.
- 2.2. The farm has an area of about 70 hectares and is in mixed mixed farming use.
- 2.3. Until recently, the farm has been tenanted and farmed independently of the estate. However, the tenancy has been relinquished and, as part of the estate's ongoing policy of bringing farms back under direct control, it has been returned to the control of the estate.
- 2.4. The farm has suffered from under investment with buildings having fallen into disrepair as can be seen from the photo sheet forming part of this submission. Southwick Estate is now investing in the farm to improve efficiency and viability as well as reduce its impact on the environment.
- 2.5. Part of the overall strategy is the estate's move to Regenerative Farming methods, which brings among other benefits, reduction/reversal of climate change by rebuilding soil organic matter and restoring degraded soil biodiversity. This results in Carbon drawdown and improvement of the water cycle.
- 2.6. Regenerative farming includes natural fertilization of soil. Farm animal waste is a positive requirement for achieving regenerative methods.

**Wanstead Farm New General Purpose Building.
Revised location**

- 2.7. The three proposed buildings recently agreed under the prior notice system will all form part of the move towards the regenerative system across the state as a whole.

3. THE BUILDING

- 3.1. The building is as shown on the drawings supporting this prior notification. It comprises a steel frame with part waney edge board finish and part concrete panels.
- 3.2. The roof will be pitched and covered in Juniper Green corrugated fibre cement sheeting.
- 3.3. The building will stand in an established group of buildings near to the farm house and replaces the dilapidated building shown in the supporting photographs.
- 3.4. The existing building has recently returned to the control of the estate upon the previous tenancy being relinquished. It has suffered from lack of maintenance and investment and is both beyond economic refurbishment and suitability for modern farming needs in terms of animal welfare and health and safety of workers.
- 3.5. The existing building has been altered and amended over the years resulting in poorly supported roof structure and potentially unstable areas of construction. The roof covering has fallen into disrepair and is asbestos based. Repair is not considered feasible and the structure (comprising angle iron trusses) is questionable. It would require extensive repair and alteration to adapt it to suit current needs but would still remain substandard and a significant maintenance liability.
- 3.6. The new building and original are of similar scale and size. However, it is proposed the new building now be sited with its 'front' wall along the line of what is currently the back wall of the existing building (i.e. set back by the existing building depth) to improve accessibility and visibility in the yard area for more-modern and larger farm equipment. The yard tapers and to the north end, the space is restricted by modern standards.
- 3.7. The revised location also improves the amenity of the farmhouse, which is, to a degree, compromised by the proximity of the large dominant structure.
- 3.8. The proposed site has not been farmed for many years and historically has been used for open-air agricultural storage purposes as shown on the aerial photographs accompanying the application.
- 3.9. The existing building floor space will be repaired and retained for yard use.
- 3.10. The use will remain for storage of feeds, storage of some machinery and some separation of sick animals as and when required.
- 3.11. A separate checklist forms part of this application identifying compliance with the requirements of Part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015
- 3.12. The proposal will not generate any slurry and any waste developed when animals are occasionally present will be collected 'dry' in deep-bedded straw and stored for distribution over the land by way of muck spreading in Spring.
- 3.13. The applicant is aware of the possibility of archaeological artifacts and human remains being

**Wanstead Farm New General Purpose Building.
Revised location**

present given the history of the locality. Excavations for a new water main at some distance from the proposal did reveal human remains about ten years ago but the applicant has found no evidence of anything further. However, the applicant is aware of its duties in respect of the disturbance of human remains and will remain vigilant during any ground working. It is noted that the nature of the construction will employ isolated concrete pads at frame positions and ground disturbance is relatively limited.

- 3.14. The applicant notes that it is a criminal offence to disturb human remains without licence from the ministry of justice.

4. CONCLUSION

- 4.1. It is considered the building meets the criteria for Permitted Development under Section 6 of the GPDO and as such the applicant seeks the agreement of the council under the Prior Notification process.
- 4.2. It is confirmed that the aggregate floor area of the three buildings submitted for prior notice in November/December 2020 and now (August 2021) is less than 1000 sqm in total and that no other development has taken place on the farm under PD rules in the last two years.
- 4.3. It is further noted that the inclusion of the extended area of yard (approximately equivalent to the new building area) would remain below 1000sqm.