

**Prior Approval Statement for new  
Agricultural Barn at  
Land at Lockerley Water Farm, Lockerley,  
Hampshire**



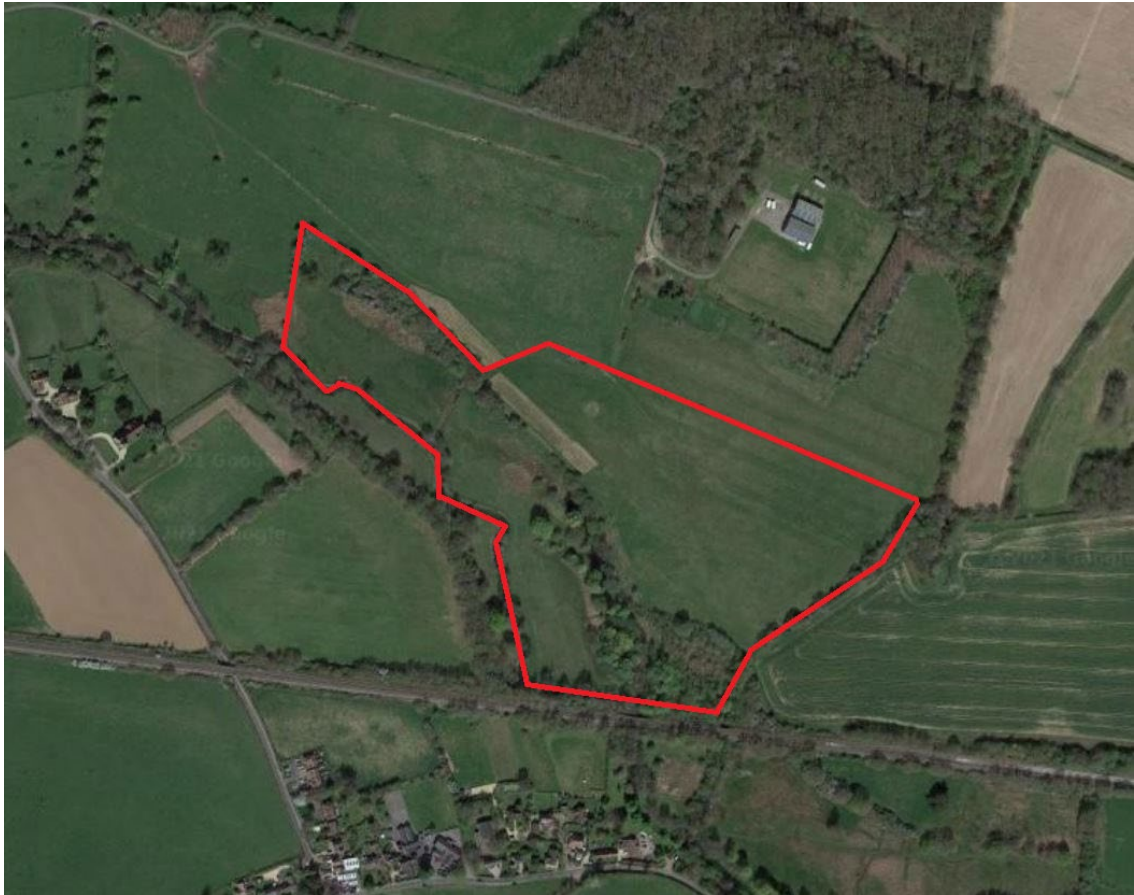
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## 1 Aerial Photograph



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## 2 Introduction

- 2.1 This statement has been prepared by Wessex Planning Ltd on behalf of Mr J Suddaby in support of a Schedule 2 Part 6 Class A prior approval application for the erection of a barn to store hay and equipment associated with the management of agricultural land at Lockerley Water Farm, Lockerley, Hampshire.
- 2.2 Historically, part of the holding was used as a US Army Camp, and then by the UK Ordnance Core. There are remnants of the use within the holding (which included Nissen Huts). However, the land has been in agricultural use for many decades since.
- 2.3 The land historically formed part of a larger holding with barns previously available around 'The Old Vicarage', the dwelling adjacent to Lockerley's church. However, these barns were historically demolished as subsequent owners of the 'The Old Vicarage' removed their ties with the original land holding.
- 2.4 Part of the agricultural land is under an entry level/ higher level environmental stewardship, in order to increase its biodiversity. The remainder of the land is used to grow hay.
- 2.5 Currently both the machinery (tractors, trailers, attachments, large ride-on mowers, chainsaws, general tools etc) is stored off-site in Wynford Industrial Estate in Romsey. The hay is stacked in the fields with damp weather losses occurring as a result. A small barn is sought to store both the machinery and for hay storage.
- 2.6 The submission includes the following:
- Application form
  - Location/Site Plan
  - Proposed Floor Plans
  - Proposed Elevations

### 3 Prior Approval Criteria

The criteria for prior approval are the following:

- 3.1 The development is carried out on the same parcel of land forming part of the unit which is more than 1 hectare in area.

The parcel of land is part of the unit which comprises of 13.35 hectares, and therefore this proposal complies with this criterion.

- 3.2 It would consist of the erection or extension of any agricultural building on an established agricultural unit where development under Class Q of Part 3 of the GPDO schedule has not been carried out within a period of 10 years ending with the date on which development under Class A(a) begins.

The land is an established agricultural unit and no development under Class Q or S of Part 3 of the GPDO schedule has been carried out within the last 10 years and therefore this proposal complies with this criterion.

- 3.3 It would not consist of, or include the erection, extension or alteration of a dwelling.

The proposal is for the erection of a barn for purposes associated with the management of the land and is therefore not a dwelling. As such, the proposal complies with this criterion.

- 3.4 It would involve the provision of a building, structure or works designed for agricultural purposes.

The proposal is for the erection of a barn to store hay and agricultural equipment used in associated with the management of the agricultural land. As such, the proposal complies with this criterion.

- 3.5 The ground area which would be covered by any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from the engineering operations, or any building erected, extended or altered by virtue of Class A would not exceed 1,000 square metres.

The floor area of the proposed barn is 8 metres wide by 10 metres depth, giving a total area of 80 square metres. As such, the proposal complies with this criterion.

- 3.6 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.

The proposed barn is 3.25 metres high to the eaves, and 4.8m to the ridge, but is not situated within 3 kilometres of an aerodrome. As such, the proposal complies with this criterion.

- 3.7 The height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would not exceed 12 metres.

The height of the proposed barn is 3.25 metres high to the eaves and 4.8m to the ridge, and therefore complies with this criterion.

- 3.8 Any part of the development would not be within 25 metres of a metalled part of a trunk road or classified road.

The proposed barn is located more than 25 metres of a metalled part of a trunk road or classified road and therefore complies with this criterion.

- 3.9 It would not 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.

As a barn used for the storage of hay and equipment used for the management of the land, the building will not be used for the accommodation of livestock or the storage of slurry or sewage sludge. As such, the proposal complies with this criterion.

- 3.10 It would not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.

The parcel of land is not classified as article 2 (4) land and therefore the proposal complies with this criterion.

- 3.11 Any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system would be used for storing waste produced by that boiler or system or for storing fuel produced on land within the unit; or is not or would not be within 400 metres of the curtilage of a protected building.

The building will not be used for the storing of fuel or waste and therefore this proposal complies with this criterion.

**CONDITIONS – Development is permitted subject to the following conditions:**

- 3.12 Where development is carried out within 400m of a protected building, that the building should not be used for accommodating livestock, slurry storage or sewage sludge, or for housing a biomass boiler, an anaerobic digestion system or for the storage of fuel or waste from that boiler or system, or for housing a hydro-turbine.

The barn would not be used for any of these purposes.

- 3.13 Where the development involves the extraction of minerals or the removal of minerals, the minerals are not moved off the unit.

The barn would not be used for these purposes.

- 3.14 That waste materials are not brought onto the land from elsewhere except for works for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture within that unit or for the provision of a hard surface and that the materials are incorporated into the building.

No waste materials would be brought onto the land.

3.15 As such development is permitted subject to this prior notification application being made to the LPA, who will issue their decision as to whether prior approval is required as to the siting design and external appearance of the building. The regulations state that such applications are to be accompanied by a written description of the proposed development and the materials to be used, together with a plan indicating the site and the prior notification fee.

3.16 The siting, design and external appearance of the barn is considered below.

#### **SITING**

3.17 The siting of the barn has been chosen carefully so as to be hidden in any view from buildings used by the public or public footpaths against the backdrop of trees. The siting takes account of national planning policy guidance which itself refers to the historic planning guidance from PPG7 Annex E which states:

*“E29 The siting of new agricultural or forestry buildings adjacent (but not too close) to existing woods may help to assimilate them into the landscape. Suitable woodland management is required to maintain this effect. Elsewhere judicious tree planting and external works may enhance new buildings. The aim should not be to hide a building from sight, but rather to soften a hard outline, break up a prominent silhouette, and help 'anchor' a new building to the surrounding landscape. Any new planting should reflect the vegetation type already existing in the locality, or be part of an approved Woodland Grant Scheme application.”*

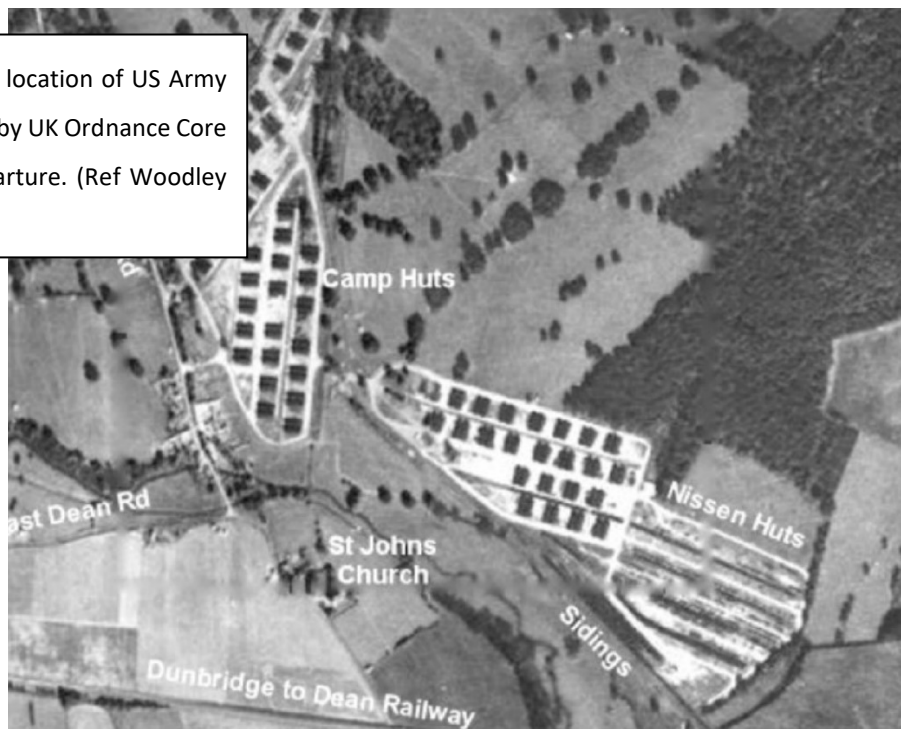
3.18 The photograph below is taken from the south-east and the location of the barn will be to the foreground of the largest tree behind the post and wire fence, in line with PPG7 Annex E advice.





- 3.19 The site stands outside of a SINCD designation to the south-west, a non-statutory ecological designation.
- 3.20 The barn is proposed to be located on land at least 15m away from the edges of the nearby tree canopies, and there will therefore be no impact upon the trees.

1947 Map showing location of US Army Camp. Superseded by UK Ordnance Core after US army departure. (Ref Woodley Net)



Model of Lockerley Sidings (ref Woodley Net)



- 3.21 As the prior notification system was designed to be a ‘light touch’ administrative procedure without the same requirements placed upon applicants as full planning applications (see national planning policy guidance) it is not considered that an ecological or tree report is necessary in these circumstances. Ecology is not a matter specified for consideration within the prior approval process and, in any case, all

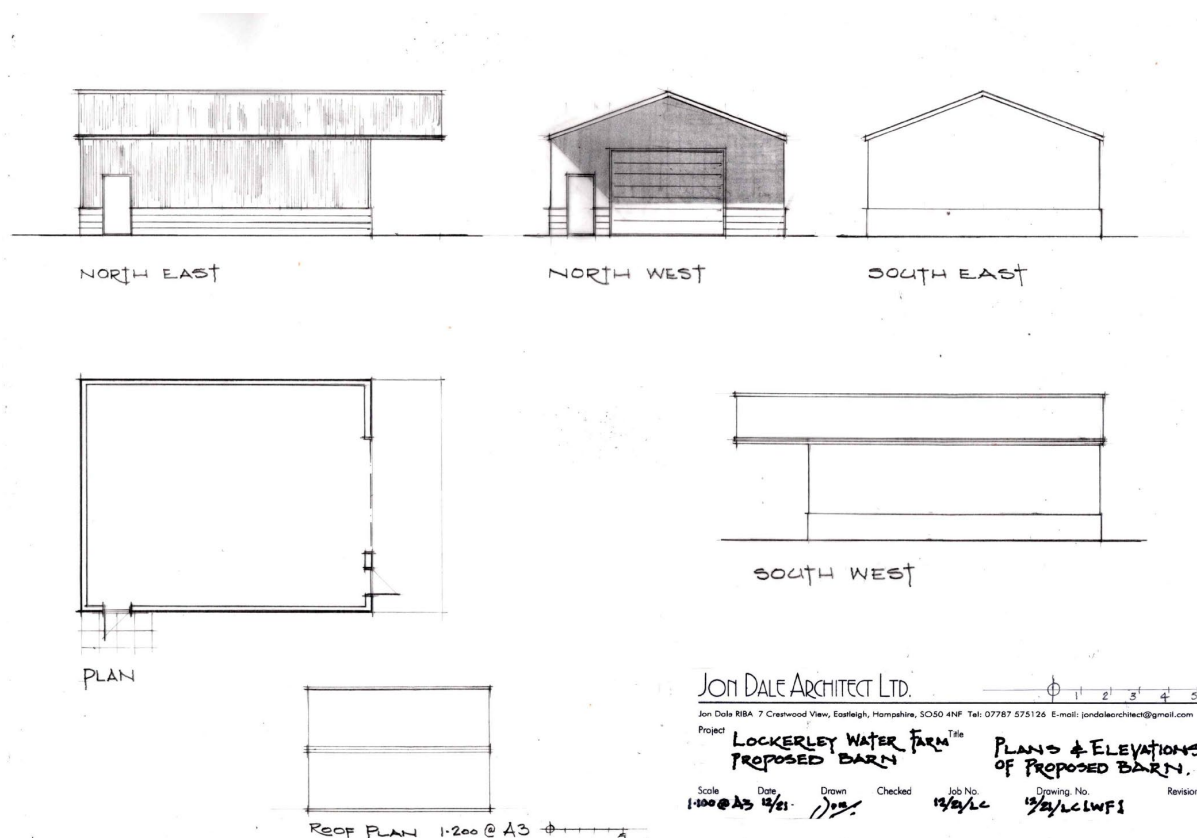


permitted development proposals are subject to the pre-conditions within the Conservation of Habitats and Species Regulations 2010 which protect protected species and statutorily designated sites.

3.22 As such, the siting of the barn is located in the least visibly conspicuous area of the holding and therefore prior approval of this matter is not warranted.

## DESIGN

3.23 The design of the barn includes a rectangular footprint with a shallow pitched roof overhanging the large main access door to the north-western elevation. This main door will allow access for the agricultural machinery. Two pedestrian access doors are proposed. One located alongside the main vehicular access on the north-western elevation, with another at the end of the north-eastern elevation. Rooflights will provide internal light.



3.24 The design is therefore typical of an agricultural barn of this nature and prior approval is therefore not warranted.

## EXTERNAL APPEARANCE

3.25 In terms of the materials to be used, the walls would be single skin metal with a plastisol coat, in dark green, matching the roof materials of the same specification. The main access door would comprise a steel roller shutter and the personnel doors would be in steel.

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3.26 The external appearance of the building is not unlike recent prior notification submissions to TVBC for agricultural barns that have resulted in a decision that prior approval is not necessary. See

- Land east of Foxes Lane, West Wellow: 19/01949/AGNS – Prior Approval Not Required
- Brickhill Farm, Romsey Road, Ower: 21/00476/AGNS – Prior Approval Not Required
- Oxlease Farm, Cupernham lane, Romsey: 16/02193/AGNS – Prior Approval Not Required

3.27 As such, the agricultural barn is typical of many in the area, and therefore prior approval on these grounds is not warranted.

#### **4 Conclusion**

- 4.1 The siting, design and external appearance of the proposal have been carefully chosen to ensure prior approval of the proposal by the LPA is not required prior to construction, and that the central government's 'light touch' approach to such buildings can be appropriately used.