

# **PLANNING STATEMENT**

Land adjacent to the A31, Chilcomb, SO21 1HP

Prepared by Pro Vision on behalf of The Chilcomb Estate

April 2022

LAND ADJACENT TO THE A31, CHILCOMB, SO21 1HP

PLANNING STATEMENT

PROJECT NO. 50860

**PREPARED BY:**

RICHARD OSBORN

ASSOCIATE DIRECTOR

**CHECKED BY:**

ASSOCIATE DIRECTOR

**DATE:**

APRIL 2022

**PRO VISION**

THE LODGE

HIGHCROFT ROAD

WINCHESTER

HAMPSHIRE

SO22 5GU

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**CONTENTS**

1.0 Introduction ..... 1

2.0 Site & Surrounds ..... 2

3.0 Proposed Development ..... 4

4.0 Planning Assessment ..... 5

5.0 Conclusion..... 7

**APPENDICES**

Appendix A – Location Plan ..... 8

Appendix B – Aerial Photo..... 9

## 1.0 Introduction

- 1.1 This statement supports an application to determine if prior approval is required for the proposed erection of a building for agricultural use.
- 1.2 The applications is made under Schedule 2 Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the GPDO”).
- 1.3 Section 2 of this statement describes the application site and its context. The description of the Proposed Scheme is explained in Section 3. This is followed by a planning assessment in Section 4, with conclusions set out in Section 5.

## 2.0 Site & Surrounds

### Site

- 2.1 The application site (“the Site”) is located adjacent to the A272 and the A31 junction, approximately 3.2km to the east of Winchester city centre<sup>1</sup>, and 250m south of the Winchester Science Centre & Planetarium. The site does not fall within any defined settlement boundary and is therefore within the countryside for planning purposes. It is located within the South Downs National Park. The general location of the site is identified on the plan attached at **Appendix A**.
- 2.2 The Site extends to approximately 1.1ha (2.7acres) and comprises arable farmland, with a gated vehicular access onto the A272. The Site is relatively flat. It lies at approximately 100m AOD. An aerial photograph of the area is attached at **Appendix B**.
- 2.3 The entire site falls within Flood Zone 1 (the lowest category rating the likelihood of flooding) for rivers and surface water<sup>2</sup>.
- 2.4 It is not within a conservation area and there are no listed buildings.
- 2.5 The site is not a Site of Special Scientific Interest (SSSI) or a Site of Importance for Nature Conservation (SINC).

### Surrounding Area

- 2.6 The site forms part of The Chilcomb Estate which extends to approximately 325ha in the surrounding landscape.
- 2.7 The A31 is the main east-west route linking Winchester to Alton (and beyond) via Alresford. The A272 is the main east-east route linking Winchester to Petersfield. Junctions 9 and 10 of the M3 are a short distance to the west. The built envelope of Winchester is located beyond the M3<sup>3</sup>.
- 2.8 Land surrounding the site to the south of the A31 is largely used for agricultural production, with arable crops.

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<sup>1</sup> As measured from the statue of King Alfred

<sup>2</sup> <https://check-long-term-flood-risk.service.gov.uk/map?eastings=451582&northings=129149&map=RiversOrSea>

<sup>3</sup> London – Southampton trunk road

- 2.9 The village of Chilcomb, which is the operational hub of the Estate, is situated approximately 500m to the south-west.
- 2.10 Land to the north of the A31 includes the Science Centre, a Holiday Inn, a campsite, a cemetery and scattered residential uses.
- 2.11 The Cheesefoot Head SSSI is located approximately 800m to the south-east. Magdalen Hill Down SINC is a steep-sided escarpment designated for the preservation of chalk downland and the conservation of butterfly habitat, approximately 400m to the north-west of the site. The Petersfield Road and Morn Down SINCs are approximately 200m to the north-east of the site, beyond the A272.
- 2.12 There are no nearby conservation areas or listed buildings. There is a tumulus located on higher ground beyond the A31, approximately 280m to the north-west.

### 3.0 Proposed Development

- 3.1 The proposal is to erect an agricultural barn to be used for the storage of straw and related agricultural equipment. It will measure 31.5m x 31.5m with a floor area of 992m<sup>2</sup> GEA. The proposed building is to have a height of 11.7m to the ridge and 7.2m to the eaves.
- 3.2 The proposed barn will be of a steel portal frame construction. The proposed materials will comprise corrugated steel cladding for the roof (dark grey or green), concrete panel with timber cladding for the elevations (natural or stained finish), and a concrete floor.
- 3.3 An existing gated field entrance will continue to provide vehicular access to the barn.

#### Need

- 3.4 The Estate grows approximately 1500 tonnes of straw each year. Until recently, the entire crop was sold each year, directly to a nearby farm for cattle feed. Hence, the Estate has had no need to make provision for storage. The cattle herd has now been sold, leaving the Estate with a need to store the crop.
- 3.5 The crop is usually harvested in July each year and will need to be stored immediately. In some parts of the country, the straw can be chopped into the ground to help break down clay, and improve the soil quality. However, at Chilcomb the chalky soil is good quality and hence there is no need to improve it further.
- 3.6 An existing store is located on the far side of the settlement of Chilcomb. This building cannot be used to store the straw crop because it is already in use. Further, storing straw would increase the risk of fire to other crops and nearby properties. The proposed location will facilitate safe and convenient access to the main transport routes (including easy access to the M3, A34 and A31). The proposal will therefore avoid the need for large agricultural vehicles to negotiate the small lanes within the settlement.
- 3.7 The proposal is designed for the purposes of agriculture. Materials have been carefully selected to ensure the barn has an agricultural character, in-keeping with the rural area and of a design in which one would expect to see in this landscape. The proposed barn is also of a similar character, form and appearance to other barns in the area. Proposed floorplans and elevations are submitted.

## 4.0 Planning Assessment

4.1 This application for prior notification is made under Schedule 2 Part 6 of the GPDO (as amended) which permits the construction of buildings for the purposes of agriculture, subject to meeting with the relevant criteria.

4.2 The agricultural unit to which the proposed barn relates is more than 5ha and therefore the criteria set out under Class A is applicable.

4.3 For a development to be permitted by Part 6 it must in the first instance be demonstrated that the proposed building is reasonably necessary for the purposes of agriculture within the unit. For the reasons set out in Section 3, the building is considered to be reasonably necessary.

4.4 It is considered that none of the exclusions set out within A.1 apply for the following reasons:

- The development will not be carried out on a separate parcel of land forming part of the unit that is less than 1 hectare in area (A.1[a])
- no development has taken place under Class Q or Class S of the GPDO within 10 years (A.1[b])
- The proposal does not consist of, or include, the erection, extension or alteration of a dwelling (A.1[c])
- The proposal does not involve the provision of a building that is not designed for agricultural purposes. The proposed building is for agricultural use for the storage of straw and related agricultural equipment. (A.1[d])
- The proposed building will not be used for accommodating livestock and will not exceed 1,000m<sup>2</sup>. The total area of ground to be covered will be 992m<sup>2</sup> (A.1[e])
- The building is not within 3km of the perimeter of an aerodrome (A.1[f])
- The height of the building does not exceed 12m. The building measures 11.7m to the ridge (A.1[g])
- The building is not within 25m of a metalled trunk road or classified road (A.1[h])
- The building will not be used for livestock, storage of slurry or sewage sludge (A.1[i])
- The proposal is not connected with fish farming (A.1[j])



- The building would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system (A.1[k])

4.5 The proposed erection of the agricultural barn is therefore permitted by Class A, subject to accordance with the following conditions:

- Where development is carried out within 400m of the curtilage of a protected building, the building is not to be used for the accommodation of livestock or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine (A.2[1][a]);
- Any extracted or worked minerals are not removed off the unit (A.2[1][b]); and
- waste materials are not brought on to the land except for use in the erection of a building or in the provision of a hard surface (A.2[1][c]).

4.6 These conditions are met.

4.7 A further condition (A.2[2]) requires the landowner to apply to the LPA for a determination as to whether the prior approval of the LPA will be required as to the siting, design and external appearance of the building. The information submitted represents such an application.

4.8 Therefore, the proposals meet the requirements of Schedule 2 Part 6 Class A of the GPDO.

## 5.0 Conclusion

- 5.1 For the reasons set out above it is considered that the proposals fall within the parameters of Schedule 2 Part 6 Class A of the GPDO.
- 5.2 Adequate justification has been provided to demonstrate why the new agricultural building is reasonably necessary for the purposes of agriculture.
- 5.3 The proposals represent permitted development and do not require prior approval.

## Appendix A – Location Plan



## Appendix B – Aerial Photo

