



# Brooks Hill Farm Salisbury Road, Totton

Planning Design and Access Statement

July 2022

# LUKEN BECK

Management | Development | Planning

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01

Introduction

02

Site & Surrounds

03

Development  
Proposals

04

Planning Considerations

05

Planning Justification

06

Conclusion

This document has been prepared by Luken Beck mdp on behalf of the applicant for the submission of a full planning application at Brooks Hill Farm. All illustrations and maps are not to scale and only for diagrammatic and illustrative purposes.

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# Introduction

## Scope & Purpose

This Planning Statement has been prepared by Luken Beck, to support a full planning application for the development of a new agricultural yard and buildings on Land at Brooks Hill Farm, Salisbury Road, Totton.

## Background and Context

This full planning application seeks to essentially relocate existing agricultural use and structures and provide a new yard and group of buildings to resource the current agricultural operations and use of the site, surrounding and other land. The existing yard and complex is located to the south east of this proposed site, just to the north of Salisbury Road (A36).

The existing land is part of the wider Land to the North of Totton strategic residential allocation (under Policy 'SSI') in the adopted New Forest District Local Plan 2016 - 2036 Part 1: Planning Strategy. 'SSI' which covers significant land areas to the north and south of the A36 allocates for at least 1,000 new homes, commercial areas, community focal points and on-site education, recreational mitigation (SANGS) and formal public open space provision. The existing agricultural yard and buildings at Brooks Hill Farm sit within the first phase of development (for 280 homes) on which an outline planning application has the benefit of the Council's full support. Planning permission is expected to be granted shortly.

As such, the existing farm yard and buildings will be lost to redevelopment, and need to be replaced. This application seeks to relocate the farm complex and erect new agricultural buildings.

This application follows a recent application to determine whether prior approval was required under Class A of Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Through this the Council has already confirmed as permitted development

the erection of 1,000sq meters of agricultural buildings at the site (LPA Ref: 22/10683). That decision on prior approval was made on the 1st July 2022. The area addressed by that application is show highlighted in Figure 1 below.

Formal permission is now required for the broader use and additional buildings on the same parcel area. This application seeks full planning permission from the Council. This application seeks approval for a cattle barn, straw barn, workshop and associated hard standing which sit outside the approval area which covered the Hay & Storage Equipment Barns. The application provides the opportunity to bring forward significant investment into this agricultural holding through the creation of new buildings to help facilitate the ongoing farm operation.

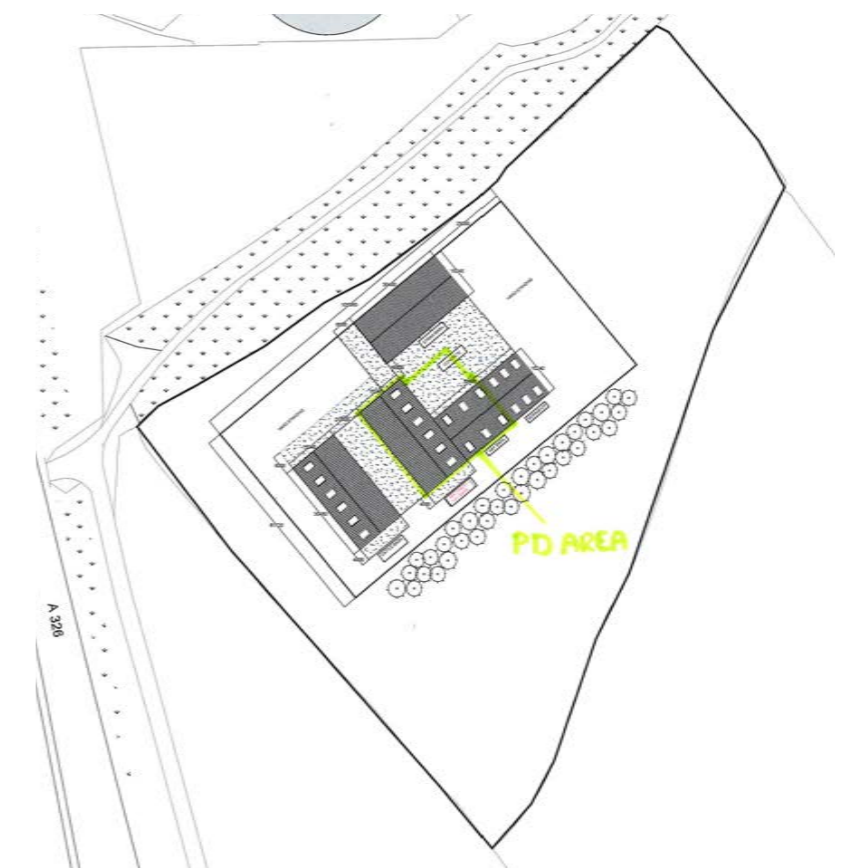


Figure 1: Areas approved under prior notification (22/10683) in green.



# Site & Surrounds

## Overview of Site

The holding is based around Brooks Hill Farm, to the north of Salisbury Road (A36) and to the east of the A326 Waterside Distributor Road.

The application site currently comprises open fields utilised for agriculture, whilst to the north of the site beyond dense trees and vegetation is the HCC Ower Depot (its salt barn is a prominent structure in the landscape rising to a significant height) and beyond the M27. To the west in proximity is the A326.

The site is to the north of the SSI allocation and it is on significantly lower ground than Salisbury Road or the part of the housing allocation on its north side. The site is bounded to the north, west and (less close by) east by mature tree planting.

With regards to constraints, the site is not subject to any significant spatial designations considered to constrain development. It is too far removed from any landscape or heritage designation to be of concern in those regards. The site is within Flood Zone 1 (low risk) and is not previously developed or contaminated land.

## Access

Access to the development will be maintained from Salisbury Road. At this stage, access is intended to be maintained in its present alignment but will ultimately change to make use of the access infrastructure to be approved under planning application 20/10997. Within the scheme a length of informal track is to be formalised to accommodate for regular activity along it.

## Surroundings

The surrounds of the site hold a rural character given its countryside location, however, the presence of the A36, A326 and M27 Motorway Junction 2 to the north west of the application

site dominates the landscape. Within the wider surrounds are small dispersed pockets of development including residential dwellings, commercial business holdings, pubs and Paultons Park.

This will change with the major scale SSI allocation. Given the topography of the site at the base of a valley, which rises north significantly up to Salisbury Road, visual impacts will be negated and the siting of agricultural buildings will, in any even be appropriate to the semi-rural character of the area and would not lead to any significant impact to the wider landscape and character of the surrounds.



Figure 2: Aerial image of the site and the wider surrounds  
(Source: Google Earth, 2022).



# Development Proposals

Via the prior approval decision the Council has hitherto confirmed 1,000 sq meters of building are permitted development and the Council had no objection to the initial proposals.

This application seeks full planning permission includes those and additional areas of yard and additional farm buildings to be set out within a new complex within the defined application site area (shown in Figure 3) on the plans.

The submitted plans and drawings provide a detailed design and understanding of the site subject of this application as well as the amount, scale and design of development. In summary, the application proposes the following works including a total of 4 no. buildings;

- 1 no. new straw barn (465 sqm footprint)
- 2 no. cattle barn (465 sqm footprint)
- 1 no. hay and machinery barn
- The approval of hardstanding areas and upgrading of access track from the north east.
- Other associated works

New structured landscaping is also intended by the landowner to form a belt of planting along the south eastern edge of the site. This does not require permission so is excluded from the site area.

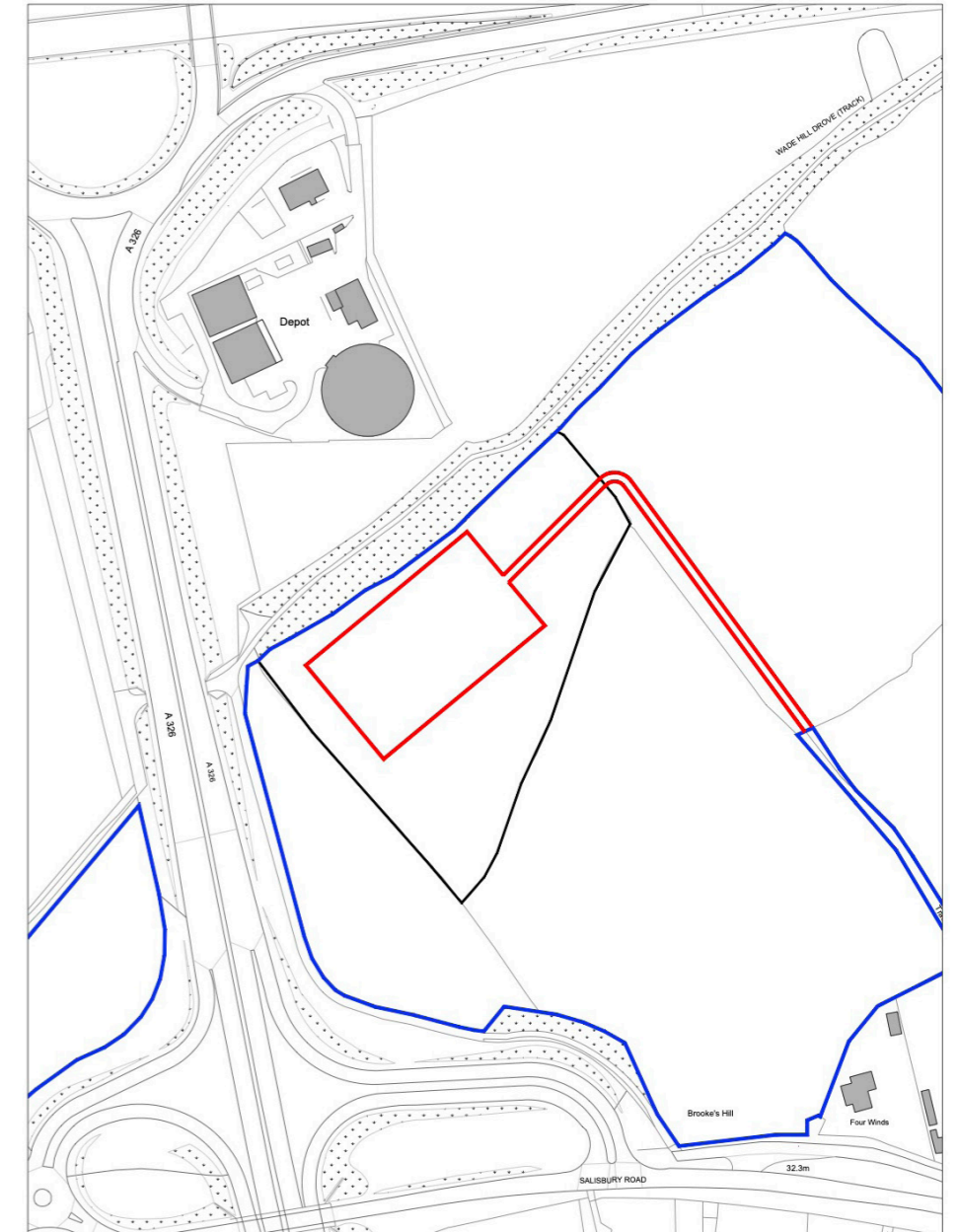


Figure 3: Site Location Plan

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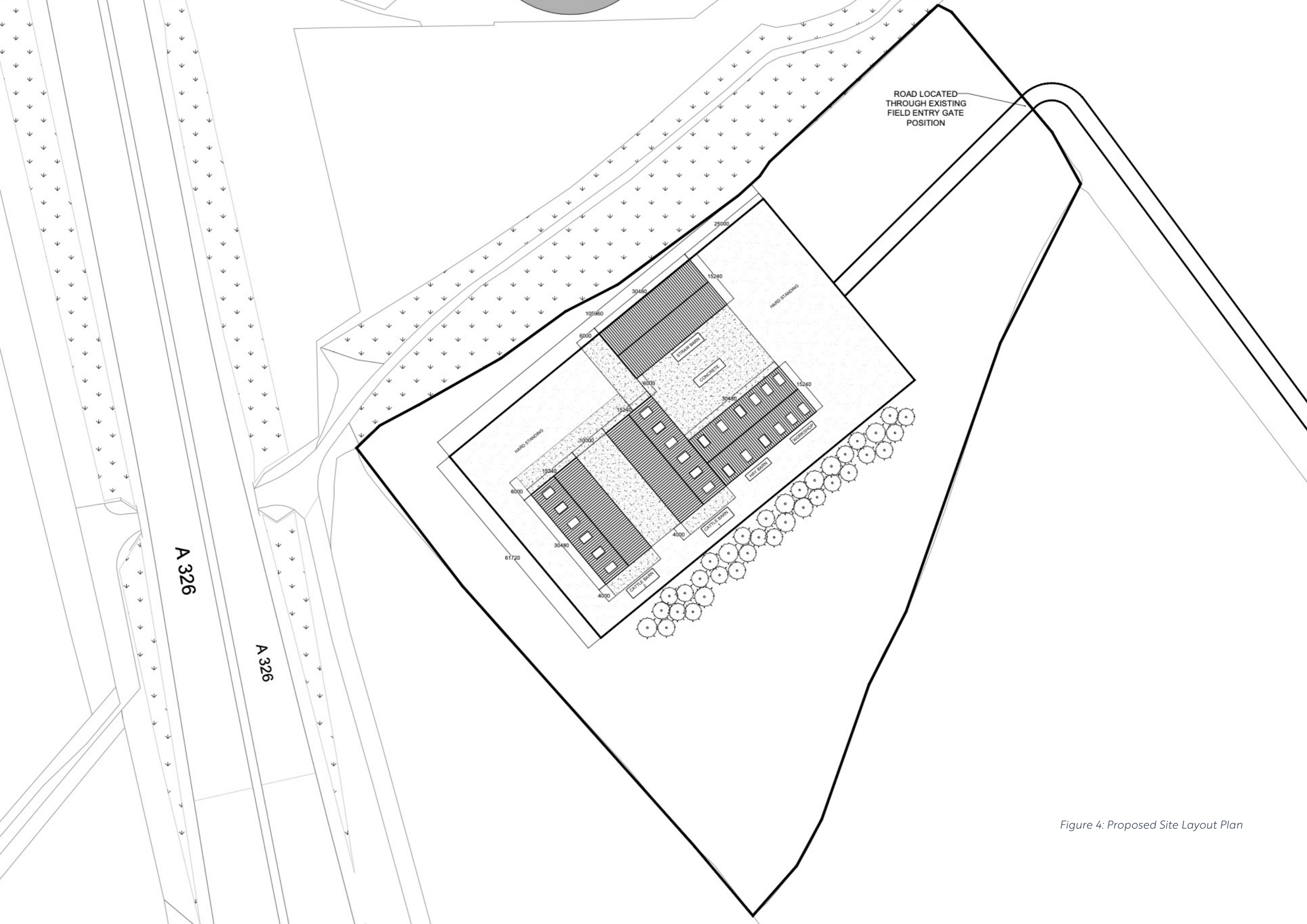


Figure 4: Proposed Site Layout Plan

# Development Proposals

## **Layout**

As shown in Figure 4 the proposals include 4 no. agricultural barns of similar scale and height. Buildings are arranged in a compact arrangement centrally within hard standing and concrete areas serving as yard. The area of the compound covers 6,541sqm.

A Hay Barn and Cattle Barn (1) are shown attached while a Straw Barn and Cattle Barn '2' are detached. The Straw Barn and Hay Barn may also be used as a machinery/general store.

## **Scale**

Each of the buildings are single storey in height measuring 30.48m x 15.24m. The buildings feature 6m in height to eaves with a pitched roof over measuring ~8m in total height.

## **Appearance**

Buildings utilise metal sheet walls and roof covering atop of a concrete panel plinth walls at the base (these vary in height across the different elevations / buildings from 1m, 2m and 4m).

## **Landscaping**

Yard areas surrounding the building aprons would be provided in concrete while hardstanding to other areas can be provided by softer materials which are weather resistant to enable robust operational use.

No new planting is proposed within the application site area but is feasible within the related land ownership. .

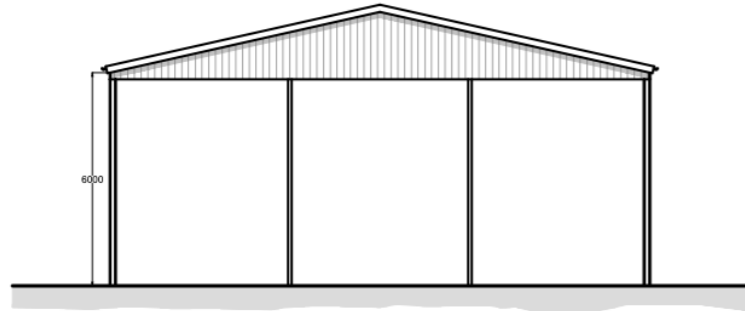
## **Access**

The application maintains the present access to the highways from the farm, while formalising the track to the new compound.

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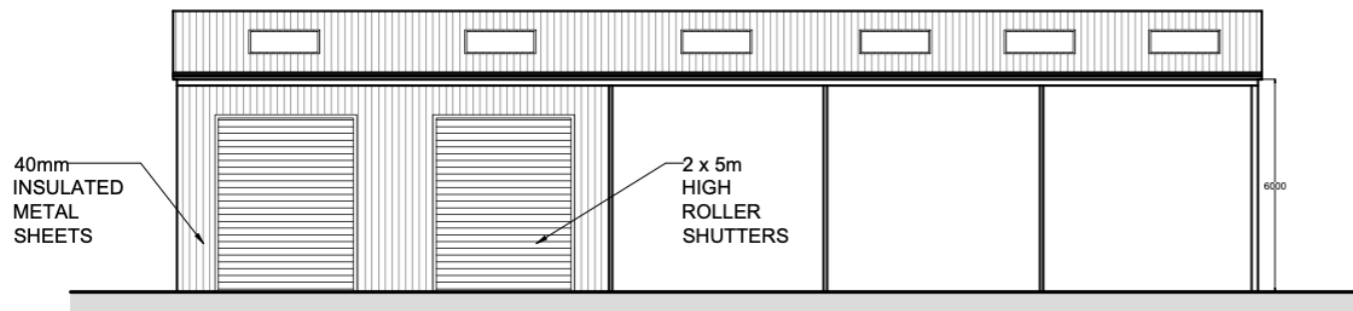
STRAW BARN  
WEST ELEVATION



STRAW BARN  
NORTH ELEVATION

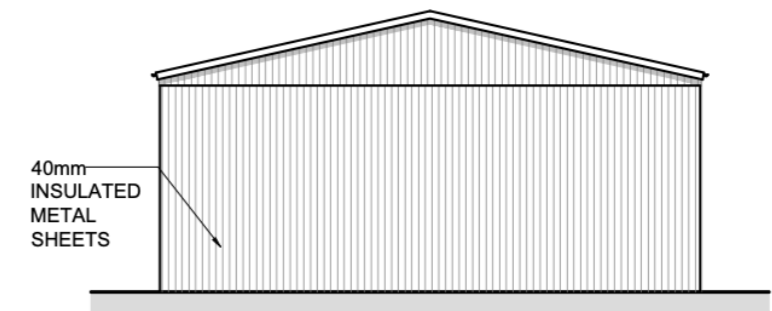


WORKSHOP  
NORTH ELEVATION

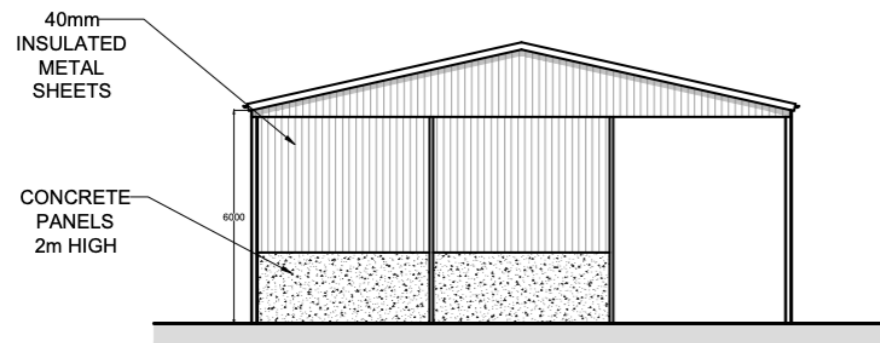


HAY BARN

HAY BARN  
WEST ELEVATION



CATTLE BARN 2  
SOUTH ELEVATION



CATTLE BARN 2  
EAST ELEVATION

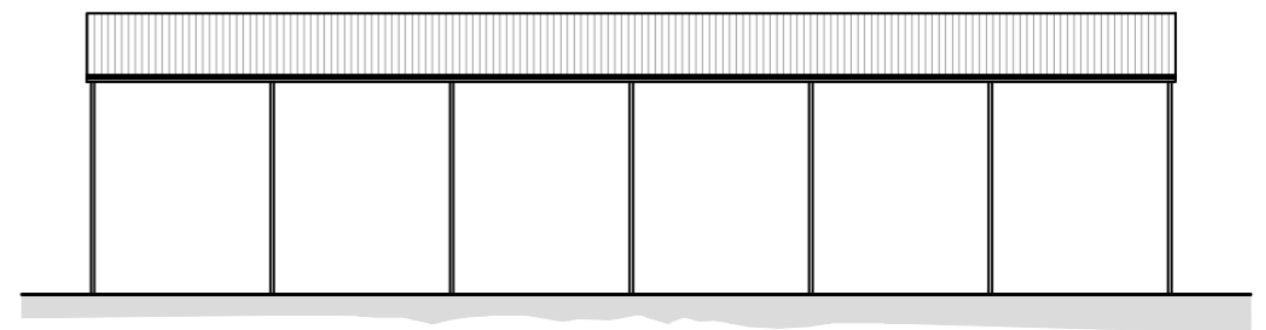


Figure 5: Extract of Elevations

# Planning Considerations



## National Planning Policy Framework

Guidance is provided by central government in the form of the revised NPPF published in July 2021 which is a significant material consideration in the determination of planning applications. The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). Furthermore, Paragraph 8 advises that there are three over-arching objectives to sustainable development, namely economic, social and environmental. With regard to each objective, the NPPF defines their purpose as;

**An Economic Objective:** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

**A Social Objective:** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

**An Environmental Objective:** to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 10 continues;

*So that sustainable development is pursued in a positive way, at the heart of the framework is a **presumption in favour of sustainable development.***

It confirms in Paragraph 11 that the decision-taking this means (inter alia);

*c) approving development proposals that accord with an up-to-date development plan without delay;*

With respect to decision-making, Paragraph 38 of the NPPF advises (my emphasis in bold);

**Local planning authorities should approach decisions as proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.** Decision-makers at every level should seek to approved applications for sustainable development where possible.

## New Forest Local Development Framework

The relevant Development Plan documentation that are relevant to this application for pre-application advice comprise the New Forest District Local Plan 2016 –2036 Part 1: Planning Strategy (Adopted 2020) and the New Forest District Local Plan Part 2: Sites and Development Management (Adopted 2014).

In addition, the Local Development Framework incorporates Saved Policies from The New Forest District Local Plan First Alteration (2005) and The New Forest District Local Plan Part 1: Core Strategy (2009).

### **New Forest District Local Plan 2016 –2036 Part 1: Planning Strategy (2020)**

- Policy STR1 – Achieving Sustainable Development
- Policy STR2 – Protection of the Countryside, Cranborne Chase AONB & the adjoining New Forest National Park
- Policy STR3 – The Strategy for Locating New Development
- Policy STR6 – Sustainable Economic Growth
- Policy ENV1 – Mitigating the Impacts of Development on International Nature Conservation Sites
- Policy ENV3 – Design Quality and Local Distinctiveness
- Policy ENV4 – Landscape Character and Quality
- Policy ECON1 – Employment Land and Development

### **New Forest District Local Plan Part 2: Sites and Development Management (2014)**

- Policy DM2 – Nature Conservation, Biodiversity and Geodiversity
- Policy DM22 - Employment Development in the Countryside

### **The New Forest District Local Plan Part 1: Core Strategy (2009)**

- Policy CS1 - Sustainable Development Principles
- Policy CS2 - Design Quality
- Policy CS21 - Rural Economy

# Planning Justification

# 05

## Overview of Policy Support

Local planning policy encourages agricultural enterprises and a prosperous rural economy. The New Forest (outside the National Park) Core Strategy (2009) – Policy CS21 encourages agricultural enterprises where this is consistent with maintaining and enhancing the environment; keeping existing employment sites; and encouraging improvements and redevelopments that will help maintain and enhance the environment.

Policy SO8 of the Local Plan 2016-2036 Part 1: Planning Strategy promotes a positive future for rural areas and seeks to help secure their economic prosperity and social well-being by supporting farming, traditional commoning practices, agricultural and rural enterprises, tourism and the diversification of the rural economy.

There is therefore clear support in principle and subject to other material considerations planning permission should be granted.

## Planning Justification

The rationale for the relocation and replacement of the buildings is very clear. With the implementation of the development that is currently resolution to grant under application 20/10997, there will be no farm buildings left from which to continue the agricultural enterprise.

Without the buildings and yard, the enterprises will not be able to function, with a very clear subsequent loss to the rural economy and rural employment.

The replacement of the buildings also offers the opportunity for the farm business to modernise its facilities, which are deficient in a number of respects.

Apart from the generally poor condition of the existing buildings, there are particular concerns about keeping cattle in an open yard which also generates slurry from the combination of manure and rainwater. The new cattle shed arrangement has been designed to reduce slurry management issues.

## Agricultural Need

The scheme has been produced based on meeting the needs of the farming enterprise and are justified in that regard.

To demonstrate that the proposals are commensurate with such need, and sufficient to meet it, the application is accompanied by an Agricultural Needs Report. Prepared by Reading Agricultural Consultants, a practice with significant experience, this sets out the key facets of the business and its requirements. The former include, in summary;

- rearing and needing to house approximately 160 cattle over winter;
- making forage over wide area in the locality for the cattle enterprise and for sale to others;
- providing agricultural contracting services to a large area of agricultural land in the locality;

The business provides local agricultural employment for seven full-time workers and up to eight seasonal workers. The extracted Table 1 (shown overleaf) sets out a breakdown of the 152 hectares of land associated with the enterprise.

The Reading Agricultural report appraises the existing facilities available at Brooks Hill Farm and critically evaluates the needs of the business, identifying the necessary scale of building to support them. In short this shows the scheme is tailored to meet

the requirements of the enterprise and are not excessive.

Taking the above into consideration, it is considered that the proposed development accords with the aspirations of the New Forest Local Development Framework as it retains the ongoing use of the farm and continuation of rural employment, which is highly important, with limited impacts.

### Impact to character and amenity

The site is located at a low point in the landscape, significantly less influential than either the present siting of farm buildings, or indeed the allocated housing areas, on landscape views.

Planning application 20/10997 for 'up to 280' homes on the first phase of the SSI allocation included a Landscape and Visual Assessment undertaken by FPCR. That was carefully considered by officers who concluded the housing scheme would not give rise to significant adverse effects on the landscape.

The low landscape position, and rising topography ensure that these proposals will not cause significant impacts on visual amenity or landscape character. The buildings are themselves designed appropriately and sensitively so would not appear out of keeping in a countryside location.

### Drainage and Flood Risk

As identified the site is not in an area prone to flood risk, lying within Flood Zone 1.

### Heritage and Archaeology

As identified the site is not proximate to built heritage, and will not affect the significance of any designated or un-designated assets. The proposed development will have a minimal scale and footprint and very low capacity to disturb ground based heritage

meaning no significant effect on any archaeological deposits. Archaeology was not a constraint for the major scale housing development to the north.

### Effect on amenities / other development

The site is not close to residential development and indeed sees the existing yard and buildings relocated. In their current position they are much closer to existing residential properties including Brook House and Four Winds. The new site/compound of buildings will be in excess of 300 metres from the nearest residential receptors.

Therefore matters of emissions (including noise, odours) are not an issue of significance in this case.

### Impact on the highway network

No new access works are proposed by this application which merely connects the new site to the old complex' location by extending and upgrading the farm track. Furthermore the buildings proposed will meet existing needs and operations of the enterprise, and not lead to any significant change in traffic to or from the site. New access proposals included within 20/10997 will, in due course, be likely to change the access to the land and indeed will serve significant development on the north side of Salisbury road. Those have however, been robustly tested by Hampshire County Council and New Forest District Council.



**Table 1: Land farmed in association with Brooks Hill Farm**

Location	Hectares	Number of years farmed
Wade Park Farm	24	21
Land at Ower (1)	13	11
Land at Ower (2)	23	8
Netley Marsh	17	11
Meadow Mead	16	23
Home Farm	15	13
Hunts Farm	19	4
Timsbury Meadows	25	6

# Conclusions

## Summary & Overview

The scheme represents a logical and low impact replacement of existing facilities, necessitated by planned growth in the district set out by the Council's own up-to-date development plan.

There are a number of important benefits to the proposals that will result from securing timely planning permission, and no identified adverse impacts of significance.

In conclusion these proposals:

- Follow confirmation that a subset of the development is permitted development, thereby establishing the principle of some agricultural development in this location.
- Seek to maintain by relocation an existing agricultural enterprise and farming of significant land holding, livestock and other supporting activities.
- Are necessary because of the need to replace existing facilities to be lost to planned housing development as part of early phases of the SS1 local plan allocation for 1,000+ homes, commercial, education and employment development.
- Are commensurate to meet the identified continuing needs of the enterprise as set out in an expert report by Reading Agricultural Consultants.
- Carry other modernising benefits and will ensure the surviving health of the enterprise and continued employment by it.
- Are supported in principle by planning policies at the national and local level, including CS21 and SO8.

- Are sensitively located and sited on land that is relatively unconstrained and therefore;

- Will give rise to no significant adverse effects in terms of key planning matters.

Accordingly, planning permission should be granted without delay for these proposals and we look forward to working closely with the Council as necessary during determination of the planning application to achieve a positive result that will deliver timely facilities for the existing landowner and agricultural tenants.





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