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**New Forest District Council**

Appletree Court

Beaulieu Road

Lyndhurst

SO43 7PA

8<sup>th</sup> August 2022

Our Ref: **PP-11455573**

Your Ref:

Dear Sir or Madam,

**Application for Full planning permission on land west of A326 and south of Ower Depot: Formation of new agricultural compound comprising yard, hardstanding and erection of agricultural buildings.**

On behalf of our clients we have today submitted an application for the above via the Planning Portal (ref. **PP-11455573**).

A full schedule of the documentation submitted is enclosed below with this letter, the electronic files for which are also provided via the Planning Portal submission.

Please refer to the enclosed plans, Planning, Design and Access Statement and Agricultural Needs statement, which provide a full description of the proposals, planning justification and the relationship of the scheme to adopted plan policies. These proposals follow on from a recent prior approval application under which a part of this development was already established to be permitted development in line with Part 6, Schedule 2 of the 2015 Town and Country Planning (General Permitted Development) Order (As Amended).

The proposals seek to relocate agricultural development that will itself be redeveloped as part of the Council's SSI Land North of Totton allocation site. The new buildings are required to support the continuing agricultural business at Brooks Hill Farm.

We have had careful regard to the Council's validation requirements and note that the site falls below 1ha in area and comprises straightforward components including several agricultural buildings, yard

and other hardstanding areas, and the improvement to an access track (within the wider land holding). These are included within the site area. The development is on regularly farmed land with minimal ecological interest and will have no significant impact on the site in terms of mineral resource or archaeology. The use is benign and common to rural areas and will not give rise to any unreasonable emissions in terms of noise, or other pollution and the use will not give rise to harm to existing developments. No lighting is proposed in details submitted. There are no sensitive landscape or heritage designations in proximity to the site. The development will not increase the amount of traffic using the site and makes no proposals to change the access arrangements to the A36 (Salisbury Road). In other regards the site is undesignated and unencumbered; it is not contaminated and has no historic uses other than farming. We recognise that some matters may arise where there could be a need for further planning controls but predict these, as typical to this type of development, can readily be controlled by way of planning conditions. We welcome a discussion on these.

We are therefore hopeful that the Authority's approval will be forthcoming without delay following consultation with stakeholders and third parties.

Payment for the statutory application fee will be paid electronically with the submission by the applicants (via the Planning Portal).

Should you require any further clarification, or wish to discuss, please do not hesitate to contact me on the number below.

Yours sincerely,

**Nigel Jarvis** BA(Hons) MSc MRTPI  
**Director**

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## Content of the Application:

The following information has been submitted with this application:

### Plans

01-A Site Location Plan

02 - Existing Site Plan - Rev A

03 - Proposed Site Plan - Rev B

04 - Proposed plans - Cattle Barn 1&2 - Rev A

05 - Proposed plans - Hay Barn, Workshop and Straw Barn - Rev A

06 - Proposed elevations - Cattle Barn 1&2 - Rev B

07 - Proposed elevations - Hay Barn, Workshop and Straw Barn - Rev A

08 - Proposed Site elevations - Rev B

### Documents

Planning, Design and Access Statement – Luken Beck MDP Ltd – August 2022

Agricultural Needs Report, Reading Agricultural Consultants – July 2022