

DESIGN ACCESS AND PLANNING STATEMENT

Milton's Shed

at

**Court Farm
Ringwood Rd
Sopley
BH23 7BG**

Ref: 11049

September 2023



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1.0 INTRODUCTION

- 1.1 This statement has been prepared to accompany a planning application for the erection of a new agricultural building at Court Farm, Ringwood Rd, Sopley, BH23 7BG
- 1.2 The land is currently used as external storage to store agricultural equipment. The proposal will keep the existing farmyard tidier and sightlier and offer the agricultural equipment to be stored securely.
- 1.3 The proposed building is not visible from the highway.
- 1.4 The drawings to accompany this pre-application are:
 - 11049.101 – Option 1 Location Plan
 - 11049.102 – Option 2 Location Plan
 - 11049.103 – Option 3 Location Plan
 - Photographs of the proposed site are found in Appendix A
- 1.5 The statement provides all details relating to this application.

2.0 SITE AND SURROUNDINGS

- 2.1 Court Farm is located north of Sopley Village, as shown on the map below (Figure 1).

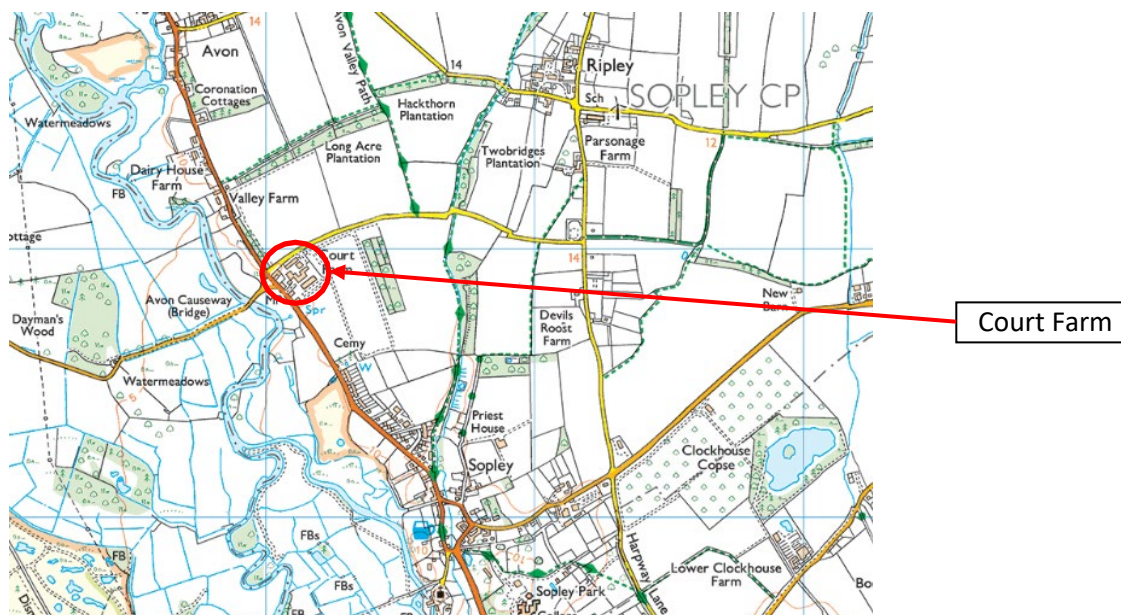


Figure 1 – OS Map of Site

- 2.2 Court Farm is located within the New Forest District Council and within Sopley Parish. Court Farm borders the 'New Forest Character Area' and the River Avon SSSI Area.

- 2.3 The site is accessed south of Court Lane Road, which connects to the B3347 as shown in Figure 2 below.



Figure 2 - Ariel View of Court Farm and Site of Proposed Building

- 2.4 The site and surrounding area are defined as open countryside set out in Policy STR4: The settlement hierarchy (iii).

3.0 OUTLINE AND ASSESSMENT OF PLANNING POLICY

- 3.1 The National Planning Policy Framework (NPPF) is largely strategic. While it has been considered as part of this scheme's preparation, more relevant local planning policies have been considered within this statement.

- 3.2 Therefore, this application and scheme have been prepared in accordance with the principles and policies set out in the New Forest District Council Core Policy and Local Plan adopted local plan 2016 – 2036.

3.3 Core Policy

- 3.3.1 Policy CS21 'Rural Economy' states the following:-

"The strategy for the rural economy is to:

(a) encourage agricultural, horticultural and forestry enterprises and farm diversification projects where this would be consistent with maintaining and enhancing the environment and contribute to local distinctiveness;

(b) keep existing employment sites, and encourage improvements and redevelopments that will help maintain and enhance the environment, and contribute to local distinctiveness;"

Response

Court Farm is the farming portion of the Avon Tyrrell Estate, which covers 3,500 acres, of which 640 are arable, and the rest is made up of pasture and woodland. Due to the farm's size, a significant amount of equipment is in use. Court Farm currently does not have enough internal space to store its equipment; therefore, the farmyard's open areas are used to store the overspill, making these areas messy and unsightly. The proposal will support the farm and estate, allowing Court Farm to store its valuable equipment internally and tidy the farmyard.

3.3.2 CS2 'Design Quality' states the following:-

"New development will be required to be well designed to respect the character, identity, and context of the area's towns, villages and countryside.

All new development will be required to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities."

Response

As already stated in 3.3.1 the proposal will enable the farmyard to be more tidy and less unsightly as it will store the equipment currently stored outside internally. The design and quality of the design, as seen in the proposed drawings, respect the character and identity of the farmyard and local area and are found to be appropriate in their design without adversely impacting the farmyard.

Information regarding the scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features can be found on the proposed drawings as part of the application.

3.4 **Local Plan**

3.5 Policy STR1: 'Achieving Sustainable Development' states the following: -

"All new development will be expected to make a positive social, economic and environmental contribution to community and business life in the Plan Area by: Meeting most development needs within settlement boundaries, in a manner that is appropriate for and proportionate to the nature and size of the settlement, and where there is or will be sufficient supporting infrastructure and services;

- ii. Taking a context and landscape-led approach to the siting and design of development to deliver high quality design that maintains local distinctiveness, creates high quality new landscapes and townscapes, safeguards the Green Belt and AONB, sustains and enhances the heritage, scenic and amenity value of the Plan Area, and has appropriate regard to and the purposes of the adjoining New Forest National Park;*

Response

The proposal for the additional agricultural barn will allow for positive economic growth for the existing farming business on Court Farm, which has found that there is sufficient requirement for the proposal from the farming business. The proposal would also enable the business to expand sustainably by using an area of land which is currently not being efficiently used. This will also allow for the possibility of future employment and further contributing to the local rural economy.

The proposed agricultural building design maintains the Court Farm's agricultural aesthetic and has minimal impact on the landscape as it is not visible from the road and would have no adverse impact on the Green Belt. In addition, the site is outside the New Forest National Park and will therefore not affect the important landscape character of The New Forest Park.

3.6 Policy ENV2: The South West Hampshire Green Belt' states the following: -

"The openness and permanence of the South West Hampshire Green Belt will be preserved with particular regard to its stated purposes and those of national policy for the Green Belt.

Development proposals in the Green Belt will be determined in accordance with national planning policy."

Response

The site is located within the South West Hampshire Green Belt zone. Yet, it is believed that the land the proposal will be sited on at Court Farm is considered Green Belt land as it forms part of an existing yard. The site's development is considered to have no adverse impact on the South West Hampshire Green Belt zone, as the land is used for external storage.

3.7 In addition, the following policy has been considered in the development of the scheme and preparation of this application

- Policy STR4: The settlement hierarchy

4.0 DESIGN PRINCIPLES

4.1 As previously stated, the proposed scheme is for the erection of an agricultural building at Court Farm. The building has been designed to sit within the existing farm's agricultural buildings and retain the agricultural vernacular associated with Court Farm and isolated farmyards within the open countryside.

4.2 The design, form and materials used on the building are shown on BCM drawing '11049.201- - Proposed Elevations', which accompanies the application.

4.3 The proposed building sits comfortably within Court Farm as it is situated on a piece of land used for storing agricultural equipment and surrounded by similarly designed buildings. Its ridge height sits below the surrounding buildings; therefore, the visual impact will be minimal, particularly as it is not visible from the road.

5.0 LANDSCAPE, ACCESS AND BIODIVERSITY

- 5.1 The site is currently used for external storage.
- 5.2 Due to the small-scale nature of the proposed works, which are not visible from the highway, no additional landscape provision is proposed for the site.
- 5.3 Again, due to the small-scale nature of the proposal with no effect on the use or occupancy of Court Farm, no alteration works are required or proposed to the existing access.
- 5.4 As the proposed site has no environmental qualities a biodiversity assessment is not required. Photographs of the site are included in Appendix A.

6.0 CONCLUSION

- 6.1 The proposed agricultural building will fit naturally within Court Farm. It is not visible from the highway or surrounding landscape; it is surrounded by other similarly used and designed buildings, and therefore, the impact will be negligible.
- 6.2 The proposal will allow the farm to bring its farming equipment inside, allowing the farm to be tidier and the equipment to be better looked after. The proposal supports and benefits the farming and estate business long-term.
- 6.3 For the above reasons, we believe the proposals meet the requirements and objectives of the NPPF and New Forest District Council Core Strategy and Local Plan, and therefore, when balancing all the material considerations, it is felt that the proposal is compliant and should be granted approval.

APPENDIX A



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