



Bourne Valley Associates Ltd

Planning Statement

For

An agricultural storage barn under an Application for Prior Notification of proposals under Schedule 2, Part 6, Class A

of

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

At

Andover Lane Farm, Faberstown, Andover, Hants, SP11 9PE

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1. Introduction

This statement accompanies and supports an application made to Test Valley Borough Council providing prior notification for an agricultural storage barn to be undertaken under Permitted Development rights. The application relates to Andover Lane Farm, in Faberstown. The application is submitted by Bourne Valley Associates, acting as agent on behalf of Mr Michael Watton who owns the 7.5ha site.

The proposal is considered, by the applicants and ourselves, to be permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Under Schedule 2, Part 6 of that Order¹, the details of the proposals need to be set out to the local planning authority, which then has 28 days in which to let the applicant know of its decision to approve the prior notification or whether a prior approval application is required. Under modifications to the GPDO, enacted in 2018, the maximum footprint of agricultural development that can take place, subject to limitations and conditions, under permitted development rights, is 1,000m². The new barn is proposed to be 244.79m² in floor area.

In this statement, we review only those aspects that are covered by the Order, including those that can be influenced by the local planning authority. Accordingly, we have not provided a full review of the development against policy that we would normally do in respect of planning applications. We thus principally consider whether the proposal complies with the terms and conditions as set out in Class A of Part 6, Schedule of the GPDO: whether the siting, design and external appearance of the proposed development is acceptable and whether we have provided enough information to enable the local planning authority to assess the proposed development against the criterion within the GPDO.

¹ Hereafter referred to as the GPDO.



2. Site Context

2.1. Agricultural holding and site location

The site is located South of Faberstown within a countryside location. Figure 1 shows the application site's wider geographical context, followed by a smaller scaled Aerial photograph in Figure 2. The location plan is formally submitted as Drawing 00020-00-M - Sheet 01.

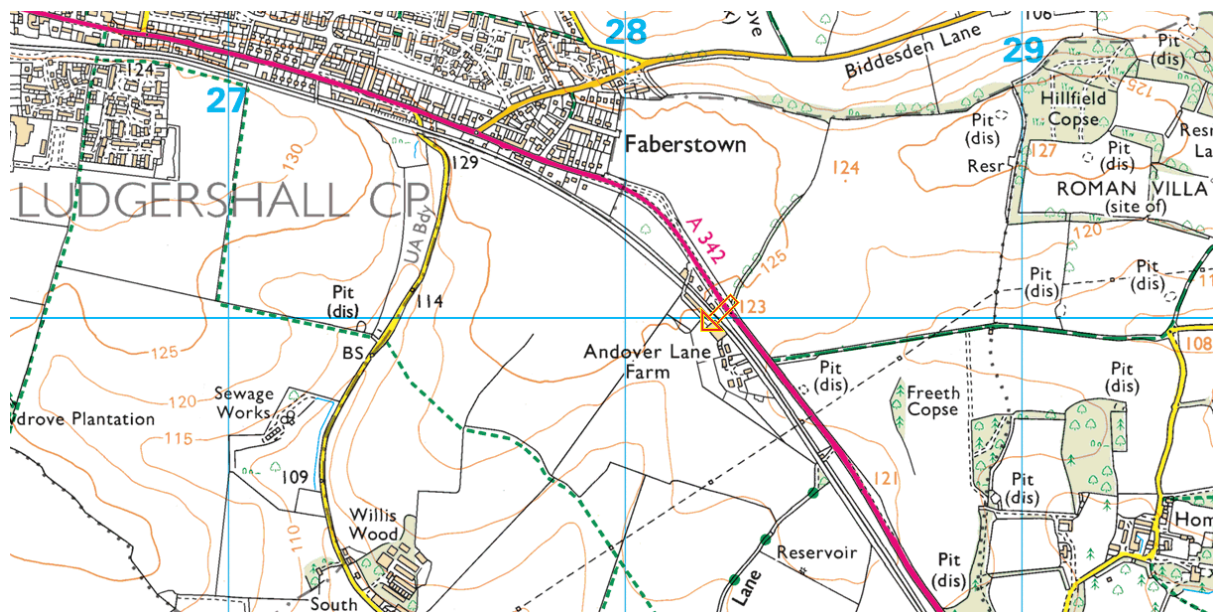


Figure 1 Wider geographical context

The site is part of a farmed holding, with agricultural holding number 45/103/0004, of over 7.5Ha owned and farmed as one agricultural unit. This land is actively farmed in use for agriculture (as defined within D1 of Part 6 of the GPDO Interpretation of Classes A-C) as *'land in use for agriculture and which is so used for the purpose of a trade or business'*. The agricultural unit in this case at the site is over 5ha, as required within the GDPO for the erection of new agricultural buildings. (again defined within D1 of Part 6 of the GPDO Interpretation of Classes A-C) as *'agricultural land which is occupied as a unit for the purposes of agriculture, including –*

(a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or



Figure 2 Aerial photograph of the position for the proposed barn

2.2. Need for the Development

The agricultural permitted development rights of Part 6 only apply where the proposed development is reasonably necessary for the purposes of agriculture within that unit.

The proposed agricultural barn is needed to store the agricultural equipment associated with the agricultural land, for the production of hay. The hay produced at the site amounts to approximately 1500 bales per year. The hay is required to be stored undercover to prevent the produce from being open to the elements and ruined by becoming mouldy. The equipment required to produce the hay, amounts to two tractors, a mower, a bailer, telehandler. This equipment is currently stored outside, which is undesirable due to the degradation of the equipment being open to the elements, and also there have been 3 incidents of rural crime and attempted theft at the site within the last 2 years, secure storage of the equipment and the hay bales is therefore required. The building has been designed facing the gravelled yard so that the doors have surveillance to deter potential future theft. Therefore, the proposed barn should be considered a necessary addition to the existing agricultural unit.

There are no other buildings on the site that are currently used for agricultural. As all other buildings have been subject to a change of use in the past.



Figure 3 Photograph of farm machinery currently stored outside.

3. Design

The design aim for the barn is to be recessive within the landscape. It is proposed to be low profile and will not be visually intrusive. The roof sheets will be steel roof sheets, colour Merlin Grey, and a steel cladding also coloured Merlin Grey. The lower part of the elevations will be precast concrete panels.

3.1. Amount and scale

The dimensions of the proposed barn is shown in the Proposed Plan, Drawing 00020-05-A Sheet 01. A proposed with a floor area of 229m² and be 3.45m and 3.9min height to the eaves, and 4.62 and 5.07m to the ridge.

3.2. Siting

The siting for the barn can be seen in the proposed block plan, see Drawing 00020-00-M, sheet 01. The existing site is located outside of any National Park, Conservation Area, SSSI, SINC, SAC, NNR, and AONB.

The landscape impact is a consideration for any development's siting. The proposed barn will be positioned with a backdrop of other built form. This will ensure the barn is not within an isolated position and the field boundaries have existing landscaping to soften the views.

No additional landscape mitigation measures will be required with this development, this is a agriculturally designed barn typically seen in rural areas.



3.3. Design/External Appearance

The barn is 'fit-for-purpose' in terms of design and appearance, however being coloured a grey colour will ensure it is recessive in the local environment.

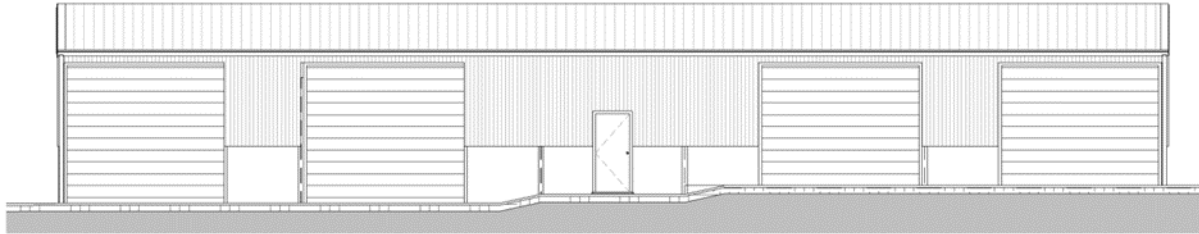


Figure 4 - Proposed Elevation

4. Drainage/Flooding

The drainage at the site will not be altered from the existing situation. The application site lies in Flood Zone 1 and is thus not subject to a flood risk assessment because the proposed works are below the threshold for assessment.

5. Ecology

There will be no ecological implications as a result of this development. The site is regularly used as part of the working agricultural landscape. There will be no need to demolish any buildings, so no protected species will be impacted.

6. Planning Policy

It is our usual practice to review all planning applications against the development plan, given that development should be "plan-led". However, consideration of proposals under the Prior Notification procedures do not need to be assessed against policy, but rather against the limitations and conditions set out in the GDPO. That is, they are considered, in effect, against criteria. In order to summarise our interpretation of the accordance of the proposals with these criteria, Appendix A is set out in a simple table. There are no conflicts with the criteria. The works are clearly "reasonably necessary" for agriculture.



7. Conclusion

The siting of the proposed agricultural barn will benefit from the backdrop of existing built form, limiting its landscape impact. The proposed barn is not large scale and will be a recessive grey in colour. We believe this proposal does indeed meet all the requirements for Part 6 of the GPDO and is sited within an appropriate location. This application represents a necessary addition to the farming needs of Andover Lane Farm. It would fall within the limits of agricultural permitted development rights within the land owned and used within the agricultural unit. The impact on the environment will be negligible.

We therefore request that it is determined that this Prior Notification is granted without further Prior Approval being required for the proposed barn under agricultural permitted development.



Appendix A – Summary of compliance with GPDO, Part 6, Class A

Is the farm unit over 5ha in area?	<i>YES – over 7.5ha</i>
Is the building reasonably necessary for agriculture?	<i>YES, see rationale in statement for storage of hay production equipment and produce</i>
Is the proposal on a separate parcel of less than 1 ha?	<i>NO, the proposed land to which the barn relates is centrally located within the agricultural land</i>
Does the building satisfy agricultural needs for this unit only?	<i>YES. It will be used to store machinery and hay produced from this land</i>
Would the development consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins?	<i>NO</i>
<i>Have other works taken place in the last 2 years within 90m of the proposed development that exceed 1000m²?</i>	<i>No development within 90m of the proposed barn</i>
Do the works relate to a dwelling or non-agricultural use?	<i>NO</i>
Would any works or structure for accommodating livestock or any plant or machinery arising from engineering operations; or any building erected or extended or altered by virtue of Class A exceed 1000m ² ?	<i>NO</i>
Is there an aerodrome within 3Km?	<i>NO</i>
Is the height of the building over 12m?	<i>NO</i>
Is the development within 25m of a trunk or classified road?	<i>NO</i>
Would the building be used to accommodate livestock, or for the storage of sewage or slurry and within 400m of a protected building?	<i>NO</i>
Is the proposal associated with fish farming?	<i>NO</i>
Would the building be associated with biomass production/storage or for anaerobic digestion?	<i>NO</i>