

PLANNING STATEMENT

Land at Shedfield Equestrian Centre, Shedfield,
SO32 2HE

Prepared by Pro Vision on behalf of Shedfield Equestrian Centre

November 2023

LAND AT SHEDFIELD EQUESTRIAN CENTRE, SHEDFIELD, SO32 2HE

PLANNING STATEMENT

PROJECT NO. 51416

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NOVEMBER 2023

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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

1.0 Introduction

- 1.1 This statement supports a revised application to determine if prior approval is required for the proposed erection of 3 no. buildings for agricultural use.
- 1.2 This application 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 is located on the south-west side of the A334, and forms part of the wider landholding of Shedfield Equestrian Centre. Shedfield Equestrian Centre is located adjacent to the village of Shedfield.
- 2.2 The application site does not fall within any defined settlement boundary and is therefore within the countryside for planning purposes. It is not located within a National Park or other designated landscape.
- 2.3 Access to the site is via a private tarmac road through the Equestrian Centre, connecting to the A334 Botley Road.
- 2.4 The application site extends to approximately 0.34ha (0.84acres) and comprises agricultural land. Until recently, structures which did not benefit from planning permission, along with associated unauthorised uses, were operating from the application site. These uses have now ceased and the built form removed.
- 2.5 The application site is within the Shedfield Heathlands Landscape Character Area and Whiteley Woodlands Landscape Character Area in the Winchester Landscape Character Assessment (April 2022).
- 2.6 There are no trees within the site.
- 2.7 There are no ecological designations which apply to the site.
- 2.8 The entire site falls within Flood Zone 1 (the lowest category rating the likelihood of flooding) for rivers and surface water¹.
- 2.9 It is not within a conservation area and there are no listed buildings.

¹ <https://check-long-term-flood-risk.service.gov.uk/map?eastng=451582&northng=129149&map=RiversOrSea>

Surrounding Area

- 2.10 Land surrounding the application site forms part of Shedfield Equestrian Centre (owned by the applicant), a mixed-used facility comprising agricultural land and various recreational and commercial uses.
- 2.11 The agricultural land extends to approximately 12ha (30acre).
- 2.12 The equestrian centre extends to approximately 1.3ha (3.2acre). The commercial hub extends to approximately 1ha (2.4acre).
- 2.13 An area of hardstanding (0.24ha/0.6acre) to the east is used by travelling showpeople when they are not touring the country. This land is owned by the applicant.
- 2.14 Other nearby land to the east is used by a recycling company for the processing of imported soils, crushed concrete, and other aggregates from the construction industry (0.6ha/1.5acre).
- 2.15 There is a 11ha (27acre) Solar farm on adjacent land to the west. This land is not owned by the applicant.
- 2.16 There is woodland outside of the applicant's control to the south of the application site.
- 2.17 The settlement of Shedfield is approximately 500m to the east of the site.
- 2.18 Shedfield Church Meadows Site of Importance for Nature Conservation (SINC) is approximately 500m north-east of the application site. Biggs Copse SINC is approximately 290m to the north of the site. Horse Wood SINC is approximately 170m to the south.
- 2.19 Botley Wood & Everett's and Mushes Copses Site of Special Scientific Interest (SSSI) is approximately 1.9km to the south-west. The Upper Hamble Estuary & Woods SSSI² is approximately 2.6km to the west of the appeal site.
- 2.20 There are no nearby heritage designations. There are no designated or undesignated heritage assets nearby.
- 2.21 There are no nearby public rights of way (PRoW).

² Also a Special Area of Conservation (SAC) and Solent & Southampton Water Special Protection Area (SPA)

3.0 Proposed Development

- 3.1 This proposal is to erect 3 no. agricultural barns to be used for the storage of hay grown on the land, straw and related agricultural equipment. They will each measure 12m x 18m with a floor area of 216m² GEA. The proposed buildings are to have a height of 7.2m to the ridge and 6.9m to the eaves.
- 3.2 The proposed barns will be of a steel portal frame construction. The proposed materials will comprise corrugated steel cladding for the roof and walls (dark grey or green), and a concrete floor.
- 3.3 The existing access track will be retained.

Need

- 3.4 The Equestrian Centre currently buys approximately 300 bales of haylage and 500 bales straw each year. It also buys approximately 150 bags of dry food each year. The provision of barns would enable the business to harvest its own crop from arable farmland within its ownership and hence there is a need to make provision for its dry storage. A barn for the storage of farm machinery associated with the management of the land is also required.
- 3.5 The crop is usually harvested in July/August each year and will need to be stored immediately.
- 3.6 There are no other available buildings suitable for the storage of large volumes of haylage/straw, along with machinery.
- 3.7 The proposed location (adjacent to the crop) will facilitate management of the land. The proposal will also reduce the number of deliveries.
- 3.8 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 1,000m². The total area of ground to be covered will be 650m² (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 7.2m 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.

Landscape Impact

4.9 The proposed barns are sensitively located within the existing landscape framework and are well screened by existing woodland along the edge of the holding, where views towards the site are limited to the immediate setting only. There are no views from the public realm.

4.10 The proposed buildings are designed in a typically agricultural vernacular and are entirely consistent with the type of buildings that you would expect to find in the countryside.

4.11 The location, design and scale of the proposed barns will therefore ensure the visual integrity, identity and scenic quality of the countryside is preserved.

5.0 Conclusion

- 5.1 This Statement has demonstrated that the proposed scheme would fully comply with the conditions set out in Schedule 2 Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 5.2 For the reasons set out in Section 4, prior approval of the Local Planning Authority for the erection of agricultural barns should not therefore be required.

