

Our ref: MAC

8th September, 2023

New Forest District Council
Appletree Court
Beaulieu Road
Lyndhurst
Hampshire
SO43 7PA

Dear Sirs

Site: Land Adjacent to Paddock Farm, Martin Drove End, Martin
Hampshire SP6 3LR
Applicant: Mr M Nutting

In accordance with our standard procedure, we enclose with the mandatory planning application forms and plans this covering letter setting down the history of the site, the background to the application and the applicant's current proposals.

We would ask that this letter forms part of the overall application and its contents be made available to the Planning Committee and all other interested parties.

Background

The applicant purchased this site, more clearly delineated on the appended plans, approximately 2 years ago and has been utilising the land and building for his own personal amenity enjoyment. The land is regularly cut for hay and grazed by horses in rotation on a grazing license basis in order to manage the grass growth.

The building has been vital in offering storage provision of hay/silage fodder when the grass is cut, and the applicants personal agricultural and amenity equipment. The building currently benefits from an access off Townsend Lane, over the land outlined in blue. During the winter months, and particularly this wet summer, my client is finding that accessing the building over is getting more challenging due to the saturation of the ground.

Development Requirement

The applicant would like to construct a hardcore vehicular access way over his existing access to the building. The access is through the field gateway off Townsend Lane, skirting the north boundary of the field. This is identified on the site and location plans.

Environmental Considerations

An independent ecologist has carried out a Biodiversity Habitat Survey which has found that there are no significant environmental considerations.

Local Planning Policy

Policy STR4 relates to development in: *Martin ... They are suitable locations for small-scale uses appropriate in a countryside setting and that help to maintain community life.*

Policy SO6: *To support and promote measures that enable local residents... to access and take up local opportunities including to improve their skills and knowledge required.*

Policy SO10: *To improve safe access to opportunities, services and facilities that enable a fulfilling life.*

A. Amount Of Development

i) Scale

The track will be approximately 98m in length and approximately 5m in width, totalling 490m².

ii) Layout

The track will run along the north boundary of the applicants parcel of land, accessed off Townsend Lane, Martin, directly to the agricultural buildings.

iii) Design

The access will be constructed in such a manner than no surface water drains directly onto the adjoining highway. The access will offer good visibility on this no-through highway.

The track will be 80mm compacted hardcore made up of 30mm nominal size aggregate, on top of a membrane.

Summary

In summary, the proposal represents a minor but essential development for the applicant's land based rural business. In enabling improved access through to their agricultural buildings.

We hope the above application proves to the Local Authority how the continued success of the rural business is largely dependent on the suitability of access for agricultural machinery.

Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,

Morgan Clement MRICS
For Symonds & Sampson LLP

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