

# DESIGN, ACCESS AND PLANNING STATEMENT

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**Full planning consent**  
**for the retrospective COU (Change of Use) of two existing**  
**agricultural barns to use of E(g)iii (Light Industrial) and B8 (Storage and**  
**Distribution)**

**at**

**Nursery Garden**

**Old Park Farm**

**Kingsley**

**Hampshire**

**GU35 9LU**

**Ref: 8737**

**August 2023**



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## 1.00 Introduction and Proposal

- 1.1 The application seeks full planning consent for the retrospective Change of Use (COU) of one agricultural barn to a use of E(g)iii (Light Industrial) and B8 (Storage and Distribution).
- 1.2 There are no proposed operational changes to the barn.
- 1.3 The provision of external storage on site ancillary to the barn. The external storage will be used for large machinery when not in use off-site.

## 2.0 Executive Summary

- 2.1 National Policy promotes the need to deliver growth and expansion of all types of business and enterprise in rural areas. Due to the changes in the farming practices, the building was no longer be required for agriculture and therefore as part of a diversification scheme changed to a low-key commercial use.
- 2.2 There has been no noticeable impact on local road network and the surrounding village since the use was changed over 10 years ago.
- 2.3 The E(g)iii Light Industrial Use will have the following working hours: -
  - Monday to Friday – 08:00 – 18:00.
  - Saturdays – 08:00 – 13:00
  - Sundays and Bank Holidays – Closed.
- 2.4 There are no obvious constraints to affect the deliverability of the project as the proposal will be able to be assimilated within the environment, with no detrimental impact following a successful planning application.

## 3.0 Planning Policy

### 3.1 National Policy

- 3.1.1 Paragraph 81 of the NPPF states that planning policies and decisions should help to create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.

### 3.2 Local Policy

East Hampshire District Local Plan: Joint Core Strategy (adopted 2014)

- 3.2.1 Planning Policy CP6 “Rural Economy and Enterprise” states the following: -

*“Development will be permitted:*

*b) For the conversion of rural buildings for appropriate uses, including:*

- *affordable housing.*
- *commercial use.”*

3.2.2 As already confirm in this Planning Statement, the retrospective planning application is for the conversion of a rural building for a commercial use, complying with part B of Planning policy CP6.

3.2.3 The current occupants of the building are Oak hanger Forestry and have been located on site for over six years. Paragraph 5.28 of the JCS states the following: -

*“The rural economy and enterprise strategy is to retain and enhance both established and new businesses and rural enterprises subject to their being consistent in scale and environmental impact with their location. As a part of this strategy priority will also be given to: -*

- *working with others to retain, develop and promote rural enterprise, in particular that associated with agriculture, horticulture and forestry infrastructure that can support local products and local markets.”*

The current occupants would therefore comply with the above statement.

3.2.4 Other relevant planning policies have been noted as being application Important to the decision-making process of the planning application. These policies have been considered throughout this planning statement.

#### **4.0 Design and Layout**

4.1 As previously stated, the application seeks full planning consent for the retrospective Change of Use (COU) of one agricultural barn to a use of E(g)iii (Light Industrial) and B8 (Storage and Distribution). There are no proposed alterations to the existing building as part of this planning application.

4.2 The barn that is subject to planning takes the form of a modest steel portal framed agricultural building commonly found in rural locations. The walls are finished in profiled cladding and block work. The roof is finished in profiled cladding. The parking apron and external storage area ancillary to the building have been constructed in a permeable hard standing.

#### **5.0 Access**

5.1 The is currently off the B3004 (Forge Road) that runs east to west through the village of Kingsley. The access track from the main road runs past several commercial buildings and domestic dwellings.

5.2 The existing commercial building measures 124m<sup>2</sup>. Using the parking standards for E(g)iii (Light Industrial), this use would require 1 space for every 45m<sup>2</sup> of floor area. Therefore, the site requires 3 vehicle parking spaces. As can be seen from the site plan (BCM drawings reference 10432.001) the site has ample space to accommodate the parking requirements.

5.3 As previously mentioned, the current use has been on site for over 10 years. In this time, there has been no detrimental comments in terms of traffic movements or incidents relating to highways safety.

## 6.0 Context, Setting and Landscape Interactions

- 6.1 Due to the rural setting, towards the edge of the village of Kingsley, the landscape interactions with the existing building are essential to ensure successful integration.
- 6.2 The existing building is located to the south east edge a cluster of larger steel portal framed commercial buildings of a similar design. To the south west are a series of dwellings and further commercial buildings. The barn is therefore not visible from the north, east and west.



Photograph (1) taken southeast of the existing buildings, adjacent the allotments.



Photograph (2) taken south of the site along the boundary hedge.





Photograph (3) taken south of the site along the boundary hedge.



Photograph (4) taken south of the site along the boundary hedge.

- 6.3 To the South of the buildings are a series of open fields and the B3004. The perimeter boundary of the field is bordered by a dense hedge and well established trees. When looking north from the B3004, due to the dense landscaping and distance, there are only limited views of the existing building. The existing building is also dominated in these view by the much larger buildings beyond.
- 6.4 The key consideration when reviewing the landscape interactions is the impact following the change of use. As previously mentioned, there are no operational works to the building proposed and therefore there will be no additional impact on the landscaping.

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Lighting

- 6.5 There are no proposals in this scheme to add additional external lighting.

Ecology

- 6.6 Due to the retrospective nature of the application, it is not felt an ecology assessment is required.

Noise Impact

- 6.7 The mixed use of E(g)iii (Light Industrial) and B8 (commercial Storage) within building is felt to have no greater impact than either the already permitted commercial uses to the north or a high intensity agricultural use on the site.
- 6.8 The proposed working hours will control any impact on the adjacent dwellings. There has been no complaints from the adjacent dwellings over the past 10 years with regards the on-going commercial use.

**7.0 Conclusion**

- 7.1 The application seeks full planning consent for the retrospective Change of Use (COU) of one agricultural barn to a use of E(g)iii (Light Industrial) and B8 (Storage and Distribution).
- 7.2 The proposal integrates well with its landscape and has no obvious constraints that would affect the deliverability. The proposal harmonises with the visual amenity and can be improved via planning gain.
- 7.3 When balancing all the material considerations it is felt that the proposal is compliant and should be granted approval.

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