



Ms L Hughes
Business Manager – Planning Development
Newark and Sherwood District Council
Castle House
Great North Road
Newark
Nottinghamshire
NG24 1BY

SmithPoplarsAg/1

22 December 2023

Dear Lisa

The Poplars, Upton Road, Southwell

We act for Mr and Mrs R Smith, owners of the above property.

The property comprises a residential dwelling and garden and surrounding agricultural land extending to some 2.33 hectares.

One of the former agricultural buildings has been converted into a dwelling under LPA reference 17/02188/CPRIOR – and another was granted approval via Class Q under LPA reference 17/01180/CPRIOR.

Part of the land is also used as a glamping site – this having been permitted by the Council (for up to 6 glamping pods) under LPA reference 18/01317/FUL.

This leaves just one existing agricultural building left on the holding.

Our clients wish to replace this with a new fit for purpose agricultural building to store their equipment used to manage the balance of the agricultural land (and their wider glamping site).

The existing agricultural building is currently open and predominantly unsecure.

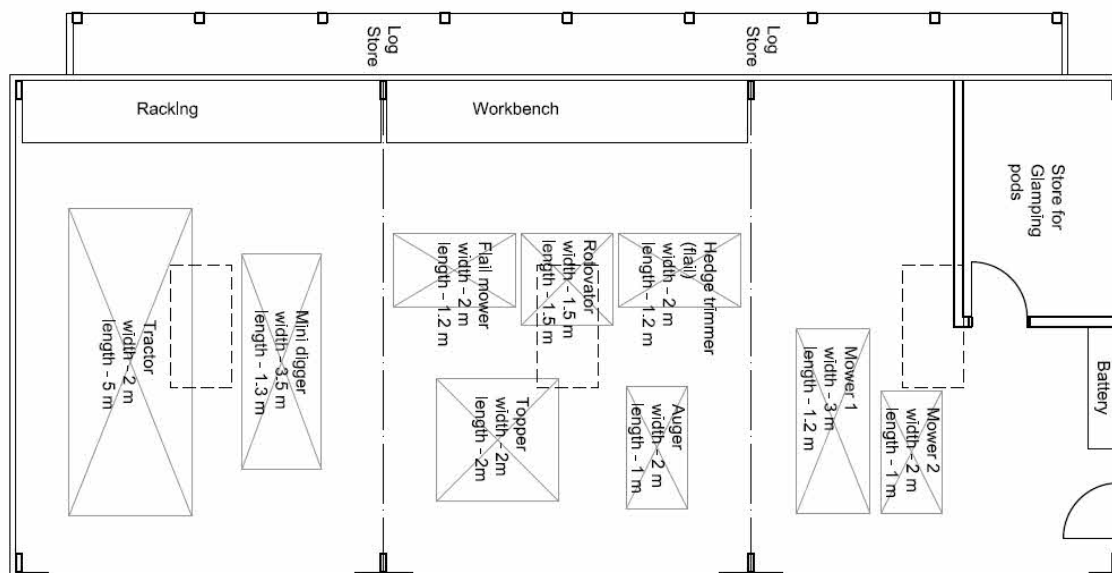


The replacement will provide dry and secure storage for Mr and Mrs Smith's land maintenance equipment, whilst improving the appearance of the building (and therefore the site overall).

The enclosed location plan shows the position of the subject building relative to our clients' wider landholding.

Floorplans and elevations of the existing building are also enclosed – as are those for the proposed replacement building.

The proposed floorplans show what will be stored inside the building.



The proposed site layout plan also shows the position of the subject building and the extent of the approved uses referred to earlier (and therefore also the extent of the residual agricultural land).

In development management terms, the site lies beyond the defined settlement boundary for Southwell – and therefore falls to be considered within the open countryside.

Applications for development within the open countryside are subject to Policy DM8 (Development in the Open Countryside) of the Allocations and Development Management DPD which confirms that the construction of agricultural buildings comprise one of the few categories of development that are appropriate in principle.

Of course, Policy DM8 provides for new agricultural buildings. In this instance, there is already an agricultural building on the site – and the proposal is therefore for a replacement rather than an entirely new building.

The replacement building sits broadly on the footprint of the existing – and is not materially larger (the height has been kept to that of the existing to limit the impact on the surrounding countryside whilst remaining practical in terms of accommodating the land maintenance equipment).

As earlier, the building will be used to provide dry and secure storage for our clients' equipment used to manage their agricultural (and other) land.

Whilst it is acknowledged that equipment/storage used in association with the glamping site is not strictly speaking an agricultural use, this element represents only an ancillary part of the primary agricultural use of the building (and avoids the need for a separate maintenance/storage building for this element).

Moreover, the glamping site was conceived as a form of farm/rural diversification to enable our clients to derive an additional income from the land – and I trust the Council will acknowledge the land needs to be regularly maintained to present a tidy and attractive appearance for visitors.

The existing building is no longer considered fit for purpose (being open and unsecure) and its replacement, in the absence of any other building on the site being available to alternatively provide the same dry and secure storage, is considered to be wholly justified and appropriate for its location.

The building is situated behind the existing dwelling (The Poplars) and therefore will not be particularly prominent within the wider landscape.

However, for the reasons advanced earlier, to the extent that it can be seen, the proposed replacement building will represent a marked improvement aesthetically over the existing.

Please therefore find enclosed our detailed application for a replacement agricultural building at The Poplars on behalf of Mr and Mrs R Smith.

For the avoidance of doubt the application submission comprises:

- Completed application form and Certificate A
- Covering letter (comprising proportionate **Design and Access Statement**)
- Location Plan (dwg no 2350(P)00)
- Existing Block Plan (dwg no 2350(P)01)
- Proposed Block Plan (dwg no 2350(P)02)
- Existing Floorplan (dwg no 2350(P)03)
- Existing Elevations (dwg no 2350(P)04)
- Proposed Floorplan (dwg no 2350(P)05)
- Proposed Elevations (dwg no 2350(P)06)

Payment of the sum of █████ in respect of the relevant LPA planning fee has been sent the Council directly.

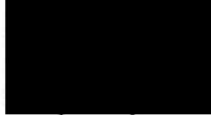
I trust the above enclosed documents together with this covering letter (which comprises a proportionate **Design and Access Statement**) are sufficient to enable the application to proceed to be favourably determined and look forward to confirmation of registration at your earliest convenience.

Should you require anything further on my part however, please do not hesitate to contact me when you may be assured of my best attention at all times.

In any event, I would appreciate a telephone call upon the expiration of the formal consultation period to ascertain whether there is anything further that you require, but also to establish the proposed method of determination so that I am able to advise my clients accordingly.

I therefore look forward to hearing from you in due course.

Yours sincerely



Nick Baseley
MA(Hons) TP MRTPI
Director