

**New Forest District Council  
Planning Registration  
Appletree Court  
Lyndhurst  
SO43 7PA**

**Symonds & Sampson LLP  
5 West Street  
Wimborne  
Dorset  
BH21 1JN**

29<sup>th</sup> February 2024

Dear Sir/Madam

**Re: Agricultural Building at Harpway Lane, Sopley, Hampshire BH23 8ET  
Applicant: Mr D Shutler  
Permitted Development – construction of a new agricultural building**

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, Mr D Shutler operates a successful agricultural business centred at Sopley and operates throughout the local area. Due to expansion of the business, the applicant requires an increased storage capacity for hay, straw and baled silage. Currently the bales are stored outside, which is not economically sustainable for the business as they become damaged easily from adverse weather conditions. Mr Shutler also requires further storage space for agricultural machinery to ensure it is not exposed to the weather for prolonged periods.

Mr Shutler has identified an appropriate location for the new agricultural building on the land west of Harpway Lane, Sopley at approximately OS Grid reference SZ1615 9753.



## **Planning Policy**

The New Forest District Council local plan refers to the following:

Policy SO8 refers to promoting a positive future for rural areas and to help secure their economic prosperity...by supporting farming...practices including...agricultural and rural enterprise...in ways which are compatible with environmental and landscape objectives.

This policy helps to identify the demand for a level of small development to ensure that there is not an economic loss with the damage of machinery, hay and straw from poor weather or theft.

The National Planning Policy Framework refers to:

The NPPF makes it clear at Paragraph 84 that planning decisions should enable:

- a) Sustainable growth and expansion of all types of business in rural areas
- b) Development... of agricultural and land based rural businesses.

This continues onto Paragraph 85 which states that: *Planning policies and decisions should recognise that sites need to meet local business and community needs in rural areas.*

Paragraph 152 outlines the inappropriateness of development within the Greenbelt, which this development is not deemed under the list of exemptions.

Along with the local planning policy the NPPF aims to protect the openness of rural areas, however they also encourage the growth and expansion of rural businesses.

## **Amount of Development**

### **i) Scale**

The area proposed for the development will extend to approximately 918.5sqm to include an access track, an agricultural building and a small concrete yard. The access track will extend to approximately 110m (440sqm) and the agricultural building will extend to approximately 328.5sqm. The yard will extend to approximately 150sqm.

### **ii) Layout**

The building will be located on the western side of the field. It will sit neatly against the boundary with the access track adjoining from the north. As to not impose on the remaining farming activities within the field the access track will follow the hedge line on the northern boundary. A concrete yard will extend to 150sqm on the eastern side of the building.

### **iii) Design**

The new agricultural building will extend to 36.5m by 9m with eight 4.5m bays internally, totalling approximately 328.5sqm. The roof height will extend to 22ft with the eaves at 18ft. the building will be constructed from a steel portal frame with tin box profile cladding on three elevations and corrugated tin roof. The track will be constructed of hardcore and topped with a stone dressing. Whilst the yard will be constructed of concrete.

The total developed area amounts to 918.5sqm.

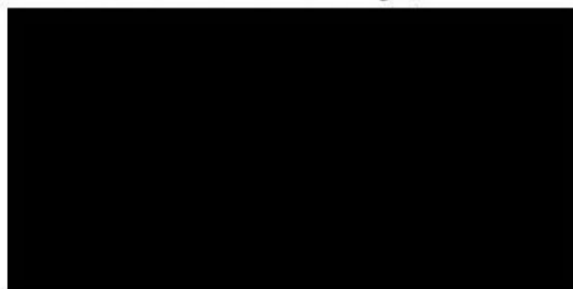
**Summary**

In summary, the requirement for an agricultural building is obvious, for the storage of hay, straw, baled silage and agricultural machinery. This requirement will be achieved by building an access track to the new agricultural building and yard. This will be located on the edge of the land, abutting the western boundary.

It is not believed that this development will have any negative impacts on the surrounding land uses and will improve an already thriving rural business.

Should you have any further questions, please do not hesitate to contact me.

Yours sincerely,



**Lydia Webster BSc(Hons)**  
**For Symonds and Sampson LLP**

