

Application No: 21/00151/FULL Full Application

Site: Bartley Forest Farm, Lyndhurst Road, Cadnam, SO40 2NR

Proposal: Hard surface access track

Applicant: Mr Ap Dafydd, Bartley Forest Farm Limited

Case Officer: Clare Ings

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Ward Councillor.

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP7 Landscape character
SP48 The land-based economy
DP2 General development principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

Cllr Derek Tipp: In view of the strong local objections from neighbouring residents this application should be determined by the Planning Committee.

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Happy to accept the decision reached by the NPA officers but would expect to see account taken of the impact on trees/hedges either side of the track

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 Eight representations received (four separate addresses) objecting to the proposal for the following reasons:

- No reason for the track
- Previous applications for the track were refused and dismissed at appeal
- Already a number of unsightly buildings on the site
- Condition of land is very poor and wet
- Welfare of animals
- Would result in pollution entering the stream

10. RELEVANT HISTORY

- 10.1 Application under part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the siting, appearance and design of an agricultural track (20/00689) planning permission required on 26 October 2020
- 10.2 Application under part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the siting, appearance and design of an agricultural building (20/00560) no further details required on 7 September 2020. Not yet implemented.
- 10.3 Enforcement Notice (and Stop Notice) relating to the construction of a track dated 10 December 2015. Subsequent appeal dismissed and Enforcement Notice upheld on 27 March 2017.
- 10.4 Enforcement Notice (and Stop Notice) relating to the material change of use of the land to a mixed use of agriculture and the stationing of caravans for residential purposes and the storage/siting of non-agricultural items and the erection of buildings dated 11 September 2015. Subsequent appeal dismissed and Enforcement Notice upheld on 27 March 2017.

11. ASSESSMENT

- 11.1 Bartley Forest Farm lies to the east of the A337 and south of Cadnam. It is approached via a fairly lengthy single carriageway track which also serves the Bartley Lodge Hotel and several dwellings which lie to the east and north of the site. The site is an agricultural field of just under 5ha and is grazed by cattle, sloping down from the track. In the south-east corner of the site is a small parcel of land within the same ownership, separated by the main field by Leylandii hedging and containing a number of moveable

sheds; currently these are used for storage and house chickens and pigs. To the west of the site is an agricultural field in separate ownership with the grounds of Bartley Lodge Hotel beyond, while to the south is a cricket ground and open Forest. Between the site and the A337 to the west is a wooded area through which runs a footpath. The site adjoins the Forest North East Conservation Area.

- 11.2 This proposal is for an agricultural track to serve the agricultural activities at the site and which would also extend to the location of the building and hardstanding (approved under the Prior Notification application (20/00560). The track would extend from a short shared access from the main gravel track, and run down the slope adjacent to the boundary hedgerow. It would be 160m in length, constructed with a base course of compacted inert brick rubble (250mm) and finished with a compacted gravel surface (75mm), and would have a width of 3m.
- 11.3 The key considerations are the need for the track and its appearance in the wider landscape. Given the fact that the proposal is for an agricultural track, there would not be any direct impact on the amenities of any adjoining or nearby properties.
- 11.4 As has been stated above, the field is used as part of an agricultural business, that of cattle, with some limited numbers of chickens and pigs which are kept on the smaller separate parcel of land. Although this site is relative small (just under 5ha) the applicant also rents other land, about 2.95 hectares at nearby New Farm, Woodlands under a Farming Tenancy Agreement until 2027. The applicant has 100 head of cattle, likely to rise to 140 following calving. The applicant is an active commoner and turns stock out onto the forest, and this is via a direct route to the south of the site.
- 11.5 A key characteristic of the site is that it is particularly wet (as noted at the time of the site visit), and during the winter when cattle and machinery are in evidence, the field becomes completely overwhelmed and over poached and becomes very boggy, which results in the risk of much soil and nutrients following the overland flow paths that lead to the nearby pond and river. This makes it very difficult to bring any lighter vehicles onto the site to assist with spreading feed across the site, and so the cattle tend to congregate to feed, thus exacerbating the situation. In drier weather this bog compacts and does not allow water to infiltrate the soil, again meaning soil and nutrients are likely to flow over land instead. There is therefore a clear need for a surfaced track to allow vehicles to move about the site, and this need has been recognised by Natural England under the Catchment Sensitive Farming Support for Countryside Stewardship Mid-tier Options and has gained the approval of the Catchment Sensitive Farming Officer and would also provide funding. Essentially the track is considered suitable for the priority pressures and would

minimise nitrates and phosphates entering the local water course (an issue highlighted by one of the objectors). By creating a firmer surface on the seasonally wet soils that are prone to water logging, this would reduce the amount of soil and nutrients lost and help reduce the risk of pollution in the nearby pond and river system.

- 11.6 In terms of the materials to be used, these are considered acceptable in this location and are what would have been requested to be used under the Scheme. A local contractor (Farwells) who carry out many similar projects, would be likely to undertake to work. Some concern has been raised that the track would adversely harm the adjoining hedgerow, but as limited excavation (to a depth of 325mm) would be required to construct the track, this is not considered to be an issue. In terms of wider public views of the track, where there is public access (to the west of the site) these would be very limited due to the adjoining woodland area. Therefore its impact on the wider landscape of the National Park would be limited, and the proposal is considered to comply with policies DP2, DP18 and SP7.
- 11.7 It is considered that, notwithstanding the objections received, there is a proven need for the track which is supported by other agencies through Countryside Stewardship schemes. The track would help improve the quality of the soil and drainage in the area, and would also assist in the day-to-day operation of the agricultural business. The track would have very little impact from outside the side. It is considered to comply with Policies SP48 and DP50, and permission is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

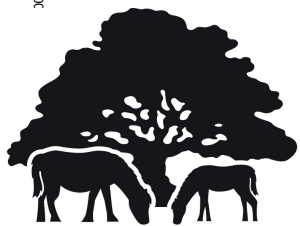
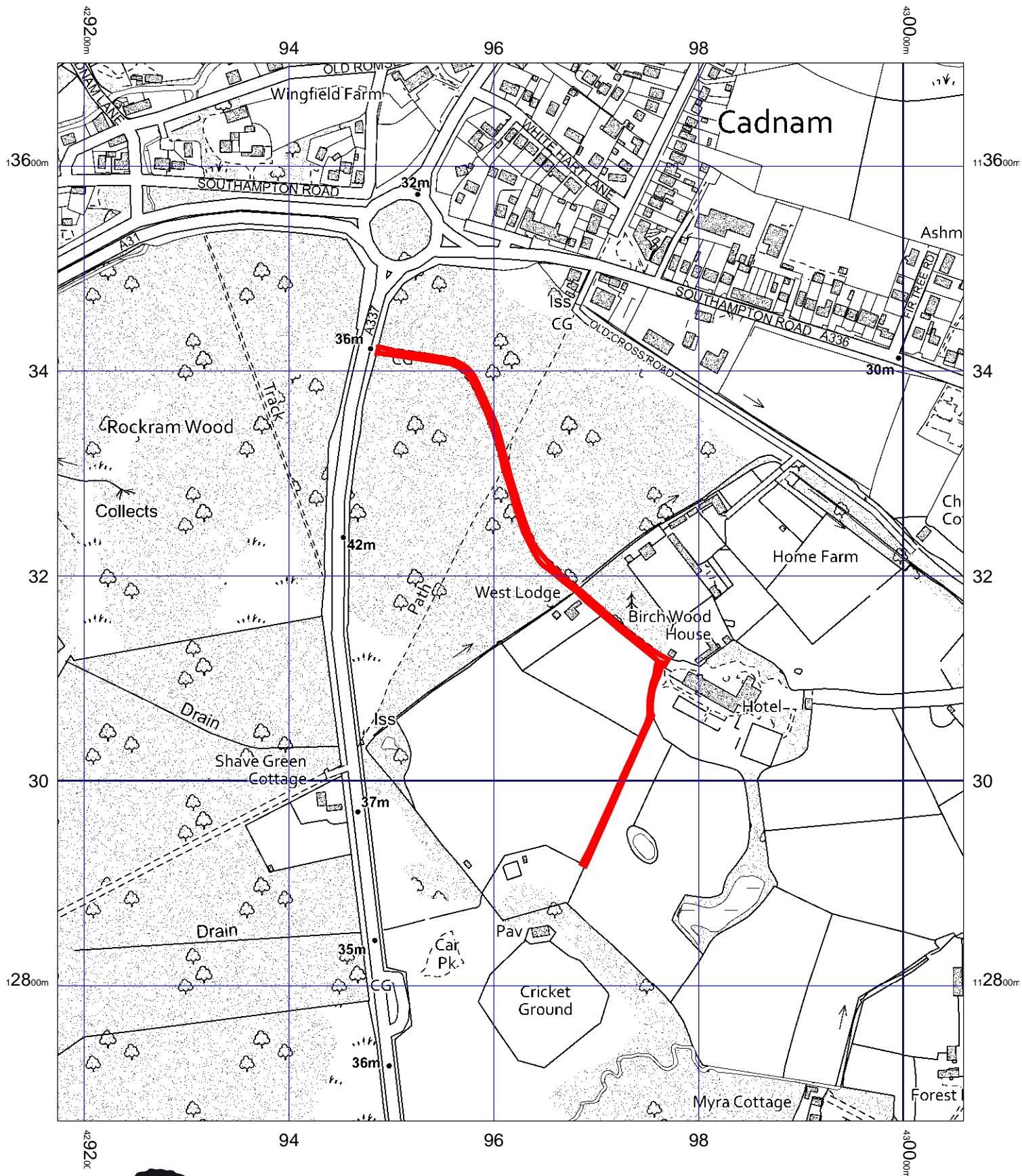
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with Drawing nos: AJM.55764.2020.01, DR1 and DR2. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.
- Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 The external facing materials to be used in the development shall match those set out on the application form, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

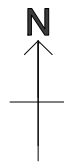
New Forest National Park Authority
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Date: 25/05/2021

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Scale: 1:5000



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