

Application No: 22/00141/FULL Full Application

Site: Land At Grove Farm, Southampton Road, Cadnam, Southampton

Proposal: Construction of agricultural access from Southampton Road

Applicant: JM Sabberton & S Donson,

Case Officer: Liz Marsden

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles

SP6 The natural environment

SP7 Landscape character

SP17 Local distinctiveness

DP18 Design principles

SP48 The land-based economy

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council:

Initial Comments:

Recommend refusal, for the reasons listed below:

- We agree fully with the comments of the Landscape Officer.
- We have concerns about the existing traffic volumes and speed on Southampton Road. There is no clear indication that traffic will only be able to enter and exit by turning left off/ on to Southampton Road
- Access to the site via Chinham Road already exists.
- The Highway Technical Note (penultimate paragraph, page 1) states the speed limit on Chinham Road to be 40mph. It is in fact 30 mph.
- Concerns over possible impact of the track way on water flows across the fields into Bartley Water (a Main River)

Comments following amended plans;

Recommend refusal, for the reasons listed below:

- The Parish Council's original reasons for recommending refusal recorded on 13/4/22 still remain.
- Comments from the Landscape Officer on the new proposals should be obtained.

8. CONSULTTEES

8.1 Highway Authority (HCC): No objection

8.2 Landscape Officer: Initial strong objection to the proposal due to landscape impact have been overcome to a large extent by the submission of amended plans removing the access track across the field. Subject to the provision of detailed plans showing the appropriate treatment of any access and turning area, the scheme is acceptable.

9. REPRESENTATIONS

9.1 One letter requiring site notice to be moved to correct position.

10. RELEVANT HISTORY

10.1 Erect 3 replacement poultry houses (98/64308) granted on 13 January 1999

11. ASSESSMENT

11.1 Grove Farm is a small agricultural unit, between Chineham Road to the south and Southampton Road to the north, located in the conservation area in Cadnam. The southern part of the site contains poultry houses and other agricultural buildings and the northern part is a single open field, with an area of around 0.97ha. The supporting information submitted with the application states that the poultry buildings have been underused in recent years and the applicant seeks to recommence agricultural use of the site. Existing access to the site is from Chineham Road to the south.

11.2 The application is for a new access to the site, from Southampton Road, utilising an existing gap in the hedgerow along the boundary. It was initially intended that the access would serve the entire farm, with a track extending from the road to the poultry sheds, the reason given was to avoid any conflict between agricultural vehicles and residential vehicles that predominate along Chineham Road. Following objections from the Parish Council and the Authority's Landscape Officer about the adverse impact of the track on the landscape character of the area, the plans have been amended, removing the track and providing only a short tarmacked section for the access and a small area of hardstanding for parking and turning of vehicles. Further information has been provided about the requirement for the access, to the effect that if the current access is used for the poultry farm, any unrelated use of the northern field could result in a biosecurity risk and, without a separate access, there could be no use of that field. The key considerations are:

- Whether the potential agricultural use of the farm justifies an additional access;
- Highway safety considerations for the new access; and
- The impact on the landscape of the National Park and character and appearance of the conservation area.

11.3 It is apparent that there has been little agricultural activity on the site for a number of years and it has been confirmed by the former tenants of the farm that they ceased to rent the sheds as they were no longer of a standard required for modern poultry farming. The tenants also stated that, whilst they would be interested in operating from the site again if the buildings were modernised, they would not be prepared to take on the management or maintenance of the field to the north. As the only access to the field is currently through the farm and past the poultry buildings, there are concerns about bio security and the risk of salmonella, that could result from livestock passing through, it would appear that the reinstatement of the agricultural activity would preclude the use of the field.

11.4 Policy SP48 confirms that the land-based businesses that help maintain the overall character and cultural identity of the National Park will be supported. In this case, it appears that the recommencement of agricultural activities would be reliant on the provision of an additional access, which would enable both parts of the existing farm to operate independently. To this extent the proposal would be in accordance with the policy.

11.5 It is, however, important to ensure that the proposed access would not have an adverse impact on the landscape character and appearance of the conservation area within which it is located. Paragraph 176 of the NPPF states that "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks.... Which have the highest status of

protection in relation to these issues” The originally submitted plans, which had an access track running through the centre of the open field would have introduced an unduly urban feature into the landscape and resulted in an unacceptable impact on the strong field pattern of the area. There was also concern that the length of the visibility splays would require the removal of much of the boundary hedge along the road frontage.

The revised layout plan has addressed the most significant of these concerns, due to the removal of all but a short section of the track, minimising the intrusion of the urban feature. It is also demonstrated that the proposal would not result in the loss of hedgerow as it would utilise an existing break in the hedge and, due to the generous width of the verge and the straight nature of the road in the vicinity, the required visibility splays can be achieved without impact on trees or hedges. No information has been provided about any field gate and this, together with detailing of the layout, materials and construction of the access and hardstanding would need to be the subject of a planning condition. Providing that the development is carried out in accordance with details that have been approved by the Authority, it is considered that the field access can be accommodated without adverse impact on the character and appearance of the conservation area or landscape quality.

- 11.6 In terms of impact on highway safety, plans showing visibility splays were submitted with the application and have been confirmed as being acceptable by the Highways Authority. The proposal would not therefore result in a hazard to users of the highway.
- 11.7 There are no neighbours in the immediate vicinity of the proposed access (the nearest being located around 50m to the east) that would be adversely affected by the proposal.
- 11.8 The proposed development is required in order to facilitate agricultural activities on the site and is capable of being accommodated without adverse impact on the landscape character or appearance of the conservation area, neighbour amenity or highways safety. It is therefore in accordance with Policies, DP2, SP7, SP16, SP17, DP18, SP48 and SP55 of the Local Plan 2016-2036.

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:

DR1 - Location plan
NJC-003 - Proposed access and visibility
NJC-004 - Access arrangements

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 development in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

3. No development shall take place until information and detailed plans, at a scale of not less than 1:200, of the proposed access and hardstanding has been submitted to and approved in writing by the New Forest National Park Authority. These plans shall include:

- (a) extent and layout of the tarmac apron; detail of its construction and cross section of timber edging;
- (b) location and layout of permeable hard standing, including material to be used;
- (c) details of the disposal of all excavated material;
- (d) details of the location and design of any gates, fencing or other means of enclosure.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no development otherwise approved by Class B of Part 6 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure that the any development is appropriate to its

location
within the conservation area and to comply with Policies SP7 and
SPSP16 of
the adopted New Forest National Park Local Plan 2016- 2036
(August 2019).

For information only. Do not scale

Site Location Plan



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Grove Farm, Cadnam

DR1

