

24th December 2024

Planning Department
Havant Borough Council
Submitted with application

Dear Sir/Madam,

Northney Farm – New Polytunnel and Storage Container

Please find enclosed agricultural prior notification application in respect of the above property. The notification application relates to the erection of one polytunnel and a container store for the purposes of growing cut flowers. We believe that this application should be dealt with by way of a permitted development application under Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. In reviewing legislation and policy we understand that Section 336 of the Town and Country Planning Act 1990 defines agriculture as including:

- ‘horticulture, fruit growing, seed growing, dairy farming;
- The breeding and keeping of livestock (including any creatures kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land);
- The use of land as grazing land, meadow land, osier land, market gardens or nursery grounds; and
- The use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.’

We are in the business of sustainable flower growing with an aim to produce British cut-flowers in Hampshire. The growing of flowers falls within the first point of the above definition and, as such, an agricultural permitted development application should be appropriate.

The agricultural unit on which the development is to be located is 101 Hectares and therefore Class A application should be suitable. The flower farming enterprise is part of the diversification efforts of the agricultural unit known as Northney Farm.

A table showing how this proposal fits with the key Permitted Development criteria for agricultural buildings is included below:

GDPO Criteria	Commentary
Agricultural Unit Size (A & A.1)	The agricultural unit is much larger than the required 5 hectares.
Designed for Agriculture (A.1.d)	The buildings are specifically designed for agriculture.
Building Height (A.1.g)	The buildings are under 3m in height.
Distance to Trunk Road (A.1.h)	The building is in excess of 25m from any trunk road.
Livestock Building (A.1.i)	The building will not be used for livestock.
Storage of Fuel (A.1.j)	The building will not be used for storing fuel or waste from a biomass boiler or anaerobic digester.

Northney Farm are generally trying to diversify their agricultural activities to ensure the ongoing future sustainability of the business. The proposals are related to developing a successful flower farming enterprise to generate alternative income.

We are aware that the site is identified as Secondary Support Area for Brent Geese (Site H60J). We have considered this when sizing and siting the proposed structures. The site area is 3.38 Hectares which is 33800sqm. The two structures together total 37 sqm which equates 0.1% of the total site area. Further to this we have sited the structures so they are close to the existing public footpath and adjacent property where Brent Geese are not present due to the disturbance from dog walkers and the locality of existing hedges and tall vegetation/trees. There are no proposals to install external lighting or any hard standing. We understand the need and support the protection of Brent Geese and their habitats and believe the proposals will cause no harm due to the mitigation measures set out above.

I trust the above and enclosed covers all required information that allows this application to be accepted.

Yours sincerely,

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