
Site Address:	Northwood Farm, Northwood Lane, Hayling Island, PO11 0LR		
Proposal:	Erection of grain store.		
Application No:	APP/21/00222	Expiry Date:	10/05/2021
Applicant:	Mr Wilson		
Agent:		Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Northwood Farm is located at the eastern end of Northwood Lane and comprises a collection of farm buildings located outside the defined urban area, surrounded by agricultural fields. The farm yard comprises a mix of barns, one of the older smaller ones, The Dairy, has been converted to residential use with the appropriate prior notification (APP/16/00042). Two other barns in this group, the milking parlour & cattle stalls, had prior approval for conversion to 2No dwellings (APP/16/00338) but this has not been completed and has now lapsed. Beyond are also some larger buildings and stores with a newly erected poultry store to the north (APP/16/01301).

The farm enterprise is carried out on 5 holdings and includes 300 acres of combined wheat/pea and sunflowers crops; 50 acres of potatoes; 10 acres of sweetcorn and 12 acres of pumpkin & squash. The land surrounding the application site is generally flat open fields with sporadic trees marking field boundaries. A Public Right of Way (PROW) runs adjacent the eastern edge of the farm buildings and heads east across the field.

The red lined application site relates to a parcel of land immediately east of the most southerly existing barn and south of the footpath. This area lies beyond the obvious surfaced farm yard and line of trees that currently provide some screening. The land is currently subject to some ad hoc storage and earth mounds etc and in a relatively untidy state.

The field to the immediate north of the red lined application site is identified as a Solent Waders and Brent Goose Strategy 'Core Area' (site H60N) where emerging policy E17 applies.

2 Planning History

03/54468/001 - Application to determine whether prior approval is required for the erection of a 464.5 sq m grain store., PARP,12/01/2004

APP/16/00042 - Prior notification for change of use from agricultural building to C3 residential use subject to prior approval covering flooding, highways and transport issues, noise and contamination. (approved 22/03/16).

Request to discharge condition No/s 1 and 3., PAYA,22/03/2016

APP/16/00338 - Prior Notification for Change of use from agricultural buildings (milking parlour and cattle stalls) to 2No. Residential Dwellings (Class C3) subject to prior approval covering flooding, highways and transport issues, noise and contamination., PAYA,31/05/2016

APP/16/01301 - Erection of poultry unit., PERM,10/02/2017

APP/21/00007 - Application to determine whether prior approval is required for a grain store style building., PAY,04/02/2021

3 Proposal

Erection of grain store.

It is proposed to construct an additional barn measuring 20m x 20m having a height to eaves of 7m and height to ridge of 9.5m. It would be constructed of juniper green metal sheeting and sited to the east of the existing buildings, effectively in the adjacent field. The proposal includes a concrete hard standing in front (north) and a new 6m wide screening landscape strip of trees to the east, around an enlarged area, allowing for possible future expansion to the south.

The barn would be used for grain storage (the farm yields about 1000 tons of grain) and would have 2 large roller shutter style doors for access by large arctic lorries, tractors and farm vehicles. A Construction Environmental Management Plan accompanies the application.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM23	(Sites for Brent Geese and Waders)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E22	(Amenity and pollution)
DR1	(Delivery of Sustainable Development)
E1*	(High quality design)
E3	(Landscape and settlement boundaries)
E17	(Solent Wader and Brent Goose feeding and roosting sites)
E18	(Trees, hedgerows and woodland)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Countryside Access Team

Please accept this response as being that of the Countryside Service, in relation to this application we are responding on behalf of Hampshire County Council as Highway Authority in respect of Public Rights of Way.

Site Context: Havant Footpaths 84 and 85 meet at the corner of Northwood Farm. Havant Footpath 85 runs north along the eastern edge of the site along a cart track. Footpath 84 runs east along a farm track to Copse Lane.

Comment:

The application makes no reference to Footpaths 84 and 85 which runs along the eastern edge of the site. Should this application be granted permission, construction traffic will need to cross the public rights of way. We advise that this route should be kept open throughout the construction period, and an appropriate traffic management system be secured and implemented through condition to ensure the safety and convenience of users of the rights of way.

We request that the applicant is made aware of the following requirements through informatives:

- i. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
- ii. There must be no surface alterations to a public Right of Way without the consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.
- iii. No builders or contractor's vehicles, machinery, equipment, materials, spoil or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to users.
- iv. All vehicles accessing the site via a public footpath should give way to public users at all times.

Re-consulted on revised plan showing extent of concrete yard affecting footpath surface:

No Objection

County Ecologist

The location of the new grain store appears to only affect an area of disturbed bare ground and some scrub. Therefore, I raise no major concerns. However, immediately to the north of the proposed store is Solent Waders and Brent Goose Strategy 'Core Area' H60N. The Core Areas are considered essential to the continued function of the Solent waders and brent goose ecological network and have the strongest functional-linkage to the designated Solent SPAs in terms of their frequency and continuity of use by SPA features.

Whilst this Core Area to the north will not be directly affected by the proposals, indirect impact such as noise disturbance, dust pollution, visual disturbance, accidental incursion of machinery, runoff pollution, etc. could not be ruled out. Therefore, it is essential that a Construction Environmental Management Plan (CEMP) is submitted to detail how the 'Core Area' to the north will be protected during the construction phase. Measures such as, but not limited to, pollution control, sensitive timing of the works outside the over wintering bird season which runs between October and end of March, erection of Heras fencing, storage details, etc. should be detailed within the CEMP.

In the absence of this document, the LPA is unable to confirm that there will be no likely significant effect on the SPAs.

County Minerals

None received

Hampshire Highways

The applicant proposes to erect a new grain store within the existing Northwood Farm. The Highway Authority requests that the applicant provides further information regarding the likely number of additional traffic movements associated with the grain store given the proximity of the site to the A3023 which is sensitive to additional traffic on the network, especially by larger vehicles such as those accessing the farm. Subject to confirmation from the Highway Authority that the level of additional traffic is acceptable, a condition will be sought for the applicant to provide a Construction Management Plan prior to commencement of development.

Officer Note - see section 7 below

Natural England Government Team - initial response

The consultation documents provided by your authority do not include information to demonstrate that the requirements of Regulations 63 and 64 of the Conservation of Habitats and Species Regulations 2017 ('the Habitats Regulations') have been considered by your authority, i.e. the consultation does not include a Habitats Regulations Assessment. In advising your authority on the requirements relating to Habitats Regulations Assessment, it is Natural England's advice that the proposal is not necessary for the management of the European site. Your authority should therefore determine whether the proposal is likely to have a significant effect on any European site, proceeding to the Appropriate Assessment stage where significant effects cannot be ruled out.

SPA Functional Land

The proposals have the potential to affect SPA functional land, which forms part of a network of terrestrial sites located outside of the Solent SPAs boundaries used by SPA species (including qualifying features and assemblage species) as alternative areas for roosting and foraging. These sites support the functionality of the designated sites and are therefore protected in this context.

The site affected, Site H60N, is classed as a Core site and supports high numbers of brent geese.

Natural England advises that a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the district ecologist/biodiversity officer that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on the adjacent Chichester and Langstone Harbours SPA, Ramsar and the SPA's functional land mentioned above.

The CEMP should address the following impacts:

- . Noise/visual/vibrational impacts
- ☐ Visual screening (for SPA birds)
- ☐ Storage of construction materials/chemicals and equipment;
- ☐ Dust suppression
- ☐ Chemical and/or fuel run-off from construction into designated sites
- ☐ Waste disposal

The CEMP should ensure there is no percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive). The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide

roosting site).

This detail should be included in the Appropriate Assessment to ensure there is no adverse impact from the construction work on the adjacent designated sites and its functional land.

Natural England - on HRA AA

No objection subject to mitigation

The proposals are adjacent to a Core site H60N identified in the Solent wader and brent geese strategy. The Solent Waders and Brent Goose Strategy (SWBGS) aims to protect the network of non-designated terrestrial wader and brent goose sites that support the Solent Special Protection Areas (SPA) from land take and recreational pressure associated with new development

Natural England is concerned that, without appropriate mitigation, the proposed development could have significant indirect impacts upon the qualifying features of the aforementioned designated site due to impacts on the Solent Waders and Brent Goose ecological network.

Natural England advise that best practice measures are adopted during construction to limit noise and visual disturbance to the adjacent sensitive habitat. Natural England advises that a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the district ecologist that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on the adjacent Chichester and Langstone Harbours SPA, Ramsar and the SPA's functional land mentioned above.

The CEMP should address the following impacts:

- Noise/visual/vibrational impacts
- Visual screening (for SPA birds)
- Storage of construction materials/chemicals and equipment;
- Dust suppression
- Chemical and/or fuel run-off from construction into designated sites
- Waste disposal.

The CEMP should ensure there is no percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive). The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).

Appropriate Assessment

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions. Provided the measures outlined in the CEMP are approved and secured by appropriately worded condition we raise no further concerns.

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on highways
- (v) Impact on Ecology and Compliance with Habitats Regulations

(i) Principle of development

7.2 The site is located outside the defined urban area and therefore within the 'non-urban' area of Hayling Island under policy AL2 of the Allocations Plan, 2014. Emerging policy E3 identifies settlement policy boundaries and the site continues to lie outside. The NPPF supports at paragraph 83 the sustainable growth and expansion of rural businesses in rural areas and the development of agricultural businesses. The Local Plan policies seek to restrain development in the countryside unless the proposed development specifically and demonstrably requires a location outside of the built-up area.

7.3 Stoke Fruit Farm operates a successful and expanding agricultural enterprise, covering over 300 acres and including arable, poultry and a farm shop. The farm currently yields about 1000 tons of grain and the siting, size and design of the proposed grain store has taken into account practical needs re access by tractors and farm vehicles. The proposed development is considered to be of a type for which a countryside location is essential and would support the genuine agricultural needs of the applicant's farm business. Modern machinery and practices are such that the smaller older barns on the site do not meet current standards and are no longer suitable. Accordingly the principle of the proposed additional agricultural barn outside the defined urban area is supported by the relevant policies in the adopted and emerging Local Plans and the NPPF.

(ii) Impact upon the character and appearance of the area

7.4 It is recognised that the proposed building would be sited beyond the existing 'farm-yard' and group of buildings and represent a further encroachment into the open countryside. However, the proposed building would nevertheless be sited adjacent the existing barns and be grouped with the existing farm complex. It would not be an isolated building but would still be read in the context of the existing group of buildings. Views of the new building from the PROW viewpoints from the east would see the new building against the backdrop of the existing barns. The scale, height and massing of the building is considered appropriate for its function and would be similar in scale to the barns to the west.

7.5 The visual impact of the development is further mitigated through a proposed landscaping screening buffer. This would be a strip some 6m wide made up of native trees. Once established this would provide an appropriate visual screen and boundary to the expanded farm yard to minimise its landscape impact. Overall the siting and design of the proposed building with landscape strip is considered appropriate to this setting of this existing farm in accordance with policies CS16 and CS11.

(iii) Impact upon residential amenity

7.6 The nearest residential property is the converted Dairy Barn on the site which remains in the control of the applicant. Residential properties beyond the applicant's control are sited some distance away in Northwood Lane. Given the separation and intervening other barns, the proposed barn would have negligible impact on the amenities of neighbours. Its use may intensify the farming activities at the site slightly, but overall would be marginal given the existing scale of farming at the site.

(iv) Impact on highways

7.7 The applicant has confirmed that whilst he does have some fields that require access to the A3023 this development will not alter or increase those vehicular movements. The proposed building would not result in crops imported onto the island but be used for the existing grain yield and associated uses of the existing farming enterprise. On this basis there would be no likely additional traffic movements on the sensitive A3023 and as such would not have a significant adverse impact on the safety or free flow of the highway network.

(v) Impact on Ecology and Compliance with Habitats Regulations

7.8 The site is located adjacent to a Solent Wader and Brent Goose core feeding and roosting site. As such the potential for indirect harm, eg from noise and disturbance during construction, must be considered. To mitigate against this a Construction Environmental Management Plan (CEMP) has been submitted detailing in particular that construction will take place outside the overwintering period of October to March inclusive and use regular farm machinery. A Habitats Regulations Assessment (HRA) and Screening Appropriate Assessment (AA) has been undertaken and can be found in the filed documents. This assessment concludes that the application will have a likely significant effect but these can be adequately mitigated for with compliance with the submitted CEMP. Natural England has been consulted on the HRA AA and concur that provided the measures outlined in the CEMP are secured through condition, then they have no further concerns.

8 **Conclusion**

- 8.1 The applicant has adequately demonstrated an overriding need for the development to be situated in this countryside location and the proposed barn would be proportionate to its need and function, and of appropriate scale relative to its siting. Landscape screening mitigation for the extended farm yard area has been offered to minimise its landscape impact. Overall it is considered that the proposal would not have a significant adverse impact on the character and appearance of the area, neighbour amenity, highway safety or protected species and represents a sustainable form of development that would support an existing agricultural business.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00222 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing Number PD100 Rev A
Proposed Floor Plan Drawing Number PD103 Rev A
Proposed Elevations Drawing Number PD104 Rev A
Proposed Screening Plan Drawing Number PD105 Rev A on Council's website dated 25 May 2021
Supporting Information on Council's website dated 20 April 2021
Construction Environmental Management Plan on Council's website dated 20 April 2021

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing farm buildings so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The landscaping screening strip shown on the approved plans [Drawing no PD105 Rev A on Council's website dated 25/05/21] shall be carried out in accordance with the approved details and within the first planting season following first use of the development hereby permitted. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The Construction Environmental Management Plan document on Council's website dated 20 April 2021 shall be strictly adhered to at all times, such that:

No construction, percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor ie boundary of Core Area adjacent PROW) shall be undertaken on site within the bird over wintering period, from 1st October to 31st March inclusive.

Reason: To protect the habitats of the adjacent SPA, SSSI and Ramsar in accordance with the Habitats Regulations, National Planning Policy Framework, and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.