



Mr A MacDougall
Planning Team Leader
Buckinghamshire Council – Aylesbury Vale
The Gateway
Gatehouse Road
Aylesbury
Bucks
HP19 8FF

15 June 2021

Dear Mr MacDougall

21/01673/AGN – Kirtland Farm, Oakley Road, Worminghall, Bucks

Further to our recent conversation and email correspondence, please find enclosed a notification seeking a determination as to whether prior approval is required for the erection of an agricultural building at the above address under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As discussed, the notification is submitted without prejudice to the view that works may proceed under 21/01673/AGN.

The notification is accompanied by the following:

- Completed application forms
- Plans:
 - P100 Site Location Plan (1:1250)
 - Maps 1 – 4 (Showing extent of holding¹)
- Photographic Schedule
- The relevant application fee.

As shown on Plan P100, the proposal involves the erection of an agricultural building at the north-eastern extent of the farm complex. The building would replace an existing, low-level structure (measuring 17.0m length and 6.0m depth) that, as shown in Photograph 1, is no longer suitable or fit for agricultural purposes. This would be replaced with a modern agricultural building approximately 27m in length and approximately 15.0m deep.

¹ Noting that Parcel 1034 on Map 3 has now been developed for residential purposes.

Kirtland Farm is a mixed farming enterprise extending to some 72 hectares. The applicant has 200 head of cattle (80 calving cows) and 250 sheep (producing, on average, 400 lambs annually). In addition, the applicant takes hay and straw off the land, producing 2,000 round bales annually (1,000 hay and 1,000 straw, and each 1.2m diameter round and 1.2m high) and 2,000 small bales (1,000 hay and 1,000 straw, and each 1.2m by 0.6m by 0.4m). The applicant owns an extensive range of machinery associated with the farming enterprise, all of which is maintained through an on-site farm machinery maintenance workshop.

At different times of the year there is extensive pressure on the existing farm buildings, with the combination of the accommodation of livestock and the storage of hay/straw such that farm machinery has to be stored in the open when it should be contained in covered accommodation. Indeed, even during less intensive periods, a range of machinery is currently permanently stored in the open (and which requires covered accommodation) including:

- Two trailers (measuring 10.5m by 2.4m and 10.0m by 2.0m – see photographs 2 and 3 respectively);
- Harrow (measuring 6.0m by 2.3m – see photograph 4)
- Buckets and Attachments (each measuring 3.0m by 1.2m – see photograph 5)
- Post Hammer (measuring 2.0m by 2.1m – see photograph 6)
- Calf Feeder (measuring 2.2m by 2.5m – see photograph 7).

A range of machinery – during less intensive periods – is also stored in buildings on the site that, for large parts of the year, accommodate hay/straw (see photographs 8 to 10). When these buildings are used for hay/straw storage, this machinery also has to be stored in the open. Accordingly, there is a significant need for additional covered accommodation for farm machinery.

In addition, the hay/straw produced on the holding – as described above – requires approximately 3,300 cubic metres of storage volume. Allowing 20% for stacking efficiency, height limitations, and manoeuvring of farm vehicles results in an overall requirement for approximately 4,000 cubic metres of storage volume. The existing agricultural hay/straw storage buildings on the site (to be used solely for such purposes) would meet approximately 65-70% of this requirement, with the remainder currently either being stored in the open (with temporary sheet covering) or in (less appropriate) dual use livestock buildings.

There is, therefore, a clear need for an additional building to store farm machinery and hay/straw (the excess over and above the existing capacity). This will allow the enterprise to function safely and efficiently, whilst providing for future generations of the Boyles family to continue the farming enterprise – with the Grandson of the applicant soon to be entering the business.

As discussed, there is a significant time imperative with the notification and I would appreciate consideration and determination of the notification as soon as is practicably possible. Obviously, should you have any queries, please contact me.

Yours Sincerely



Jake Collinge BSc (Hons) DipTP MRTPI
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