

MOORE ALLEN & INNOCENT

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Our Ref: LK/2511

15th August 2022

Planning Department
West Oxfordshire District Council
Council Offices
Witney
OX28 1NB

Dear Sirs,

Re: Prior Notification for an Agricultural Building at Goose Eye Farm, Bladon, OX29 4EH.

This letter accompanies a prior notification application for the construction of an agricultural building under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 at Goose Eye Farm, Bladon, OX29 4EH on behalf of Dustin Dryden.

Please find enclosed with this application:

Application Form
Site Location Plan
Block Plan
Proposed Elevations and Floor Plan (MAI01)
Fee of £96.00

1. The Site

Goose Eye Farm is located north of the village of Eynsham and approximately 8 miles east of Witney.

The applicant owns 25.5 acres (10.3 hectares) of land, of which the majority is laid to permanent pasture and requires management. The applicant cuts the land for hay twice yearly between June and September and requires a building to store this hay. The field hedges also require managing and the applicant cuts the hedges once yearly between the beginning of September and the end of February.

2. The Proposal

It is proposed to construct a 125.2 sqm building which will measure 13.7 metres in length and 9.14 metres wide. The building will measure 4.2 metres to the eaves and 5.3 metres to the ridge.

The building will be of steel portal frame construction under a green box profile metal sheet roof and clad in green box profile metal sheeting on three elevations. The west elevation will remain open for access and ventilation. The proposed building is in line with modern agricultural buildings as shown in the accompanying drawing MAI01.

3. Justification

The applicant is currently renting a farm building within a nearby farmstead to store the hay produced at Goose Eye Farm and the larger farm machinery which is unable to be stored in

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the existing farm building. However, this building will not be available from September 2022. This is, therefore, one of the main reasons that the applicant requires a new agricultural building for the storage of the hay produced and as additional storage for the larger farm machinery, to avoid the reliance on rented accommodation.

The grassland is cut twice yearly between June and September and baled into hay. As hay is not wrapped in plastic, it must be stored within a building to prevent the crop from spoiling and rotting. In addition, the applicant owns a herd of suckler cattle which graze the land throughout the year. Some of the hay produced is required as supplementary feeding for the cattle during the winter months. The surplus, which is the majority, will be sold to other farmers and users, however, this hay will still require weatherproof storage prior to sale to prevent it from spoiling and being unsuitable for feeding to livestock or selling to other farmers. The hedges surrounding the land parcels require management and are trimmed once yearly between September and February. By managing the hedges, this ensures that they remain thick and continue to be stock proof.

The existing building at Goose Eye Farm is currently used for the storage of some of the farm machinery required to manage the land. It is, therefore, not large enough to store the hay produced as well as the farm machinery. Furthermore, the building is not of a construction which is suitable for the storage of hay due to limited ventilation which increases the fire risk. The existing building has a metal sliding door at each end of limited width and height which is not suitable for some modern farming machinery and the larger farm machinery is either stored outside or in a neighbouring farmstead.

The proposed building is located within close proximity to the main farmstead, therefore is well located within the holding.

There are no Public Rights of Way which will be impacted by the proposed development.

The site is not within an AONB or Conservation Area and falls within Flood Zone 1.

4. Conclusion

I consider that the proposed building is acceptable under Schedule 1, Part 6, Class A of the General Permitted Development Order 2015, in which agricultural buildings of up to 1,000sqm can be constructed.

The building is required for the storage of hay and additional farm machinery and equipment at Goose Eye Farm. As previously mentioned, the existing building is already used to capacity and is not of suitable construction for the storage of hay.

This application seeks determination from the Council as to whether prior approval is required for the construction of an agricultural building.

We would be grateful to receive confirmation that this application has been received and is now validated.

Yours faithfully


Lucy Kernon
For and on behalf of Moore Allen & Innocent LLP

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