

Planning Statement



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September 5th 2023

Site address:

The Paddocks
Oakley Road
Brill
Aylesbury
Buckinghamshire
HP18 9SH

Applicant: Mr Michael Casey T/A Casey's Horse Hay

C/o Brilliance Solicitors, HatTech Business Park, Beaconsfield Court, Hatfield, Hertfordshire, AL10 8FF

Application: Full planning permission is sought for the erection of an agricultural tractor and hay storage barn.

1. Site and Location

1.1 The application site is a parcel of agricultural land located in the open countryside, beyond the settlement boundary and adjacent to Oakley Road, with no residential neighbours within 100 mtrs of the site, the nearest buildings being 160 meters the North, Hillside Farm.

1.2 The area is designated as an Attractive Landscape Area (AAL), this being a local Council designation, with the area being characterised by rolling hillside being crossed by bridleways.

1.3 Located on the application site is a small stable, used to periodically house two horses which has been located on the site for a considerable length of time (see 18/01731/APP -officers report 3.1)

1.4 The site measures approximately 770m² or 0.19 acres, and is accessed via an existing vehicular gateway from Oakley Road, with boundary treatments being established native hedging in excess of 2 meters in height and providing a thick natural and strong screening of the site.

1.5 The site further benefits from an area of granular permeable hardstanding which gained planning consent under 18/01731/APP, and it best seen from the inserted Google earth Imagery.

Google Earth Imagery showing granular hardstanding and existing stable



Access from Oakley Road



2. Planning History

A search of the Councils online planing portal returned the following results:

There are no relevant agricultural applications or applications for a storage barn for agricultural purposes.

Property History

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Property History (5)

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Planning Applications (4)

- Retrospective application for consent to cover part of site in granular hard surfacing using asphalt scrapings.
Ref. No: 18/01731/APP | Status: Approved
- Retrospective application for the erection of a 1.8 metre high lapboard timber fence to north west front boundary.
Ref. No: 18/01732/APP | Status: Refused
- Retrospective application for temporary permission for a period of five years to site and use a single touring caravan on the land limited to the period between and inclusive of April and September each year
Ref. No: 18/01735/APP | Status: Refused
- Change of use of land to use as a residential Gypsy caravan site including erection of amenity building and screen fence
Ref. No: 20/00239/APP | Status: Refused

Planning Appeals (1)

- Change of use of land to use as a residential Gypsy caravan site including erection of amenity building and screen fence
Ref. No: 20/00106/REF | Status: Appeal Dismissed

Planning Enforcements (0)

3. Existing Use & Intended Use

3.1 In the absence of a planning decision by way of a full planning application, or by way of a S191 Certificate of Lawful Use, the previously mentioned Equestrian use of the land, has not been demonstrated at this stage although it is acknowledged that a longstanding use of the barn and small paddock has been used for equestrian purposes. I therefore conclude that the last known proven use of the application land, currently, is that of agricultural.

3.2 The building proposed is essential and necessary for the purposes of agriculture and is designed so as to be clearly seen as an agricultural building in an agricultural setting, namely the countryside.

3.3 The applicant is engaged in the supply of small bale hay and haylage to other horse breeders in the local area. He has utilised his many years of keeping and breeding horses as well as trading horses, to establish a small client base that seeks high quality, low dust, small and manageable 2 string bale hay.

3.4 This premium hay requires storage under cover to prevent excessive exposure to light and moisture which destroys its nutrient quality.
The haylage is wrapped in plastic and can be stored in the hardened yard area.

3.5 The premium hay product, commands a higher retail price, which combined with delivery costs, ensures that this niche business is both viable and sustainable.

3.6 The chosen materials of the external treatments, are typical of a modern farm building and these are replicated up and down the country in just about every wider rural setting.

4. Highways

4.1 This full planning application is for an intensification of the use of the site but is not for a change in use and does not propose any alteration to the existing highways entrance to the site. The agricultural use of the site, such as tractors and trailers entering and exiting the site, can continue without any additional consent.

As a part of the intensification, a review has taken place of the access and the possible trip generation, so as to provide information to the councils Highways Consultee for consideration.

4.2 Trip Generation -

The barns hay storage area is 361m² and capable of holding 2166 bales of 2 string hay.

The delivery takes place on a typical 4x4 pickup, such as a Ford Ranger, Toyota Hi-lux and is normally 4 to 6 bales per delivery, with 2 deliveries being taken on a single trip in most instances.

The delivery season extends to approximately 6 months (182 days)

At the extreme, if each of the 2166 bales were sold and delivered as a single bale delivery, which is not viable or realistic, then the maximum number of trip generations would be 12 or (24 site movements per day).

At an average of 5 bales per delivery, it would total 433 single trips, which equates to an average of less than 2.5 per day or (5 site movements for delivery each day during the season).

Harvest

The client does not deliver hay to clients during the harvest period and the use of tractors will be confined to no more than 4 movements per day for cutting and turning operations and to change header mowers and equipment.

4.3 Brill Road is a 60mph road and Oakley Road from which the entrance is gained to the site, is without street lighting or pedestrian footpaths.

4.4 The existing access is wider than 4.8 meters and provides adequate space for two vehicles to comfortably pass each other and allow simultaneous traffic flow, this is considered to be satisfactory and compliant.

4.5 As set out, there is no change of use being applied for but it is acknowledged that there is an intensification of the use with the proposed barn, therefore the trip generation data has been supplied to demonstrate that there is no significant increase in risk to any road user as a result of the extra trip generation.

4.6 There are adequate line of sight in both directions for vehicles entering and exiting the site and road users following vehicles entering the site will have sufficient advanced sight on any vehicle sitting and waiting to turn.

4.7 It is clear that the intensification is a low impact operation and won't introduce any identifiable harm and the use and access is considered to be safe for all road users.

5. Agriculture

5.1 The National Planning Policy Framework (NPPF) encourages Local Planning Authorities (LPA) to support economic development in rural areas, setting out that poorer grade land should be prioritised over higher grade agricultural land for development.

5.2 The application site is a small parcel of land that is in large part covered by hard standing, it can only be seen and fully considered as low grade agricultural land, which is not capable of producing valuable crop in its own right.

5.3 Agriculture forms a significant economic sector in Aylesbury and the surrounding areas and there are a substantial number of equestrian yards and private horse owners that will benefit from the proposed application gaining planning consent.

5.4 In turn this will generate an income for a full-time rural worker that will allow revenue flows back in to the local economy with earnings being spent in such fields as, local mechanical repairs, daily individual food purchases, fuel and agricultural sundries.

5.5 The council are presented with an opportunity to secure a planning consent and continued use that is considered compatible with the locality and to impose conditions to ensure that the site is controlled going forward. This seems particularly pertinent considering the recent past planning history of the site and the strong views held by commenting objectors to those applications.

6. The Barn

The barn consists of two sections,

1. The tractor and machinery store, which is separated from the hay storage by an internal wall and externally measures 10 x 10 meters which is accessed by a roller shutter door measuring 5.5 meters and a pedestrian access door measuring 1 meter.
2. The hay barn storage measures 12.4 x 10 meters externally and is open fronted.

The height of the barn is 3 meters to the eaves and a total of 4.056 meters to the ridge with the overall footprint being 226 square meters.

The external finishes will include a 1290mm high clockwork wall in natural finish with the remaining 2.710mm being clad in vertical green metal cladding to match the roof.

Drawing number GP/01/23 Rev is included to show the proposed barn.

7. Ecology and Bio Diversity

7.1 It is important to acknowledge that the location of the proposed barn is entirely covered in hardstanding which carried no prospect of supporting any ecology benefits.

7.2 As a part of this application the applicant is prepared to accept a condition, that before the first occupation of the barn, the applicant will submit and receive approval of an agreed native hedge planting scheme to enhance the existing hedgerows and bio diversity, ecology benefits of the site.

This will also seek to enhance and add to the existing natural screening.

NB The horse stables/limited grazing, are not impacted by this application although it should be noted that grass which is grazed by horses, also offers very little by way of positive contribution to bio diversity or ecology benefits.

8. Flood Risk

The Site is located within Flood Zone 1 and at very low risk of flooding

(FZ1 being at the lowest risk to flooding and FZ3b being the functional flood plain)

The proposed use is classed as a low risk use and is not considered to be unsuitable for flood zone, subject to confirmation that no flood water storage would be lost.

The proposal is considered acceptable in terms of flood risk.

9. Trees

There are no trees or hedgerows that are affected by the proposal.

10. Conclusion

The application is for an agricultural barn which is essential for the business, which intends to operate from the agricultural site.

It is purposely designed for its intended use and is clearly designed to be seen as an agricultural building within the landscape and surrounding street scene.

The proposal will generate economic returns and enhance the local rural and agricultural sector whilst supporting and meeting the needs of the local equestrian users.

It is considered that there are no adverse impacts to road users as a result of the proposal and no negative impacts to the Bio Diversity, ecology, or the Area Landscape designation.

There are no risks from flooding and no removal of any flood plan storage.

Overall it is considered and concluded, that the application has reached the threshold to achieve planning consent.