Planning, Design & Access Statement

In respect of a

 Planning Application for an

 Agricultural Barn

At

Lower Fleet Marston Farm,

Berryfields

Quarrendon

 Bucks. HP22 4AA

November 2023

**HILRO LFMF 2023**

**Introduction.**

Hilro Consulting Ltd who are specialist Agricultural Building and Planning Consultants, acting as agents , have been instructed to submit a Prior Notification Application under Class A , Part 6 of Schedule 2 of the Town & Country(General Permitted Development Order)2015 as amended, relating to an agricultural storage barn (216m2) being erected at Lower Fleet Marston Farm Farm , Quarrendon, as to whether prior approval is required.

 This Report assesses the agricultural merits of the new storage building and has been determined after an extensive site visit and detailed discussions with Mr Leyden (Owner)

Enclosed with this Planning application are;

1. Background
2. Regard to the criteria set out in Class A , Part 6 of the GDPO 2015
3. Usage and size of proposed building 216m2
4. Access to site
5. Location Block Plan & Site Plan

Scaled 1:1250 & 1:2500

Google Boundary Map

Photographs of site-

1. Design and External Appearance

Sketch Showing Elevations, Footprint.

1. Summary.
2. Elevations – Planning Drawings.( MT/1547/ 1 )
3. Application Form & Planning Fee - Online
4. **Background**

App Name: Mr J Leyden(Lower Fleet Marston Farm)

 – RPA Single Business Identifier No. 200831500

Mr Leyden bought Lower Fleet Marston Farm earlier this year ( Feb 23). The Farm covers an area of some 28 acres exclusively laid to grass , screened on the western boundary by established hedging .

Currently the grassland is grazed by a flock of sheep once the haylage is gathered in.

The Farm has decided after consultation to erect a modest sized general purpose agricultural storage building ,Siting as shown on attached location plan.

 The barn is required to provide secure storage for seasonally used farm machinery, implements and fertilisers, with space in the open bays for hay and fencing posts etc. as required. Currently, Mr Leyden has no dedicated dry covered storage facility on the farm .

 Current Harvest 2023 conducted by his neighbouring farm by way of contract indicates over 100 round bails bails of haylage per annum.

The intention going forward starting 2024 is to plant some 2-300 trees on site with the possibility of cultivation and sale of native deciduous trees going forward.

The proposed barn is reasonably required for the daily farming operation at LFMF Farm.

This application is for an Agricultural Storage Barn (216M2)

1. **Regard to the criteria set out in Class A , Part 6 of the GDPO 2015**

Part 6 -A – The agricultural land in the agricultural Unit is in excess of 5 ha.

11.34 Hectares in total – Estate Map Attached.

1. Limbs(a)&(b)- the proposal for a new agricultural barn falls within the permitted development criteria as set out in limbs(a) works for the erection of a new building and limb(b) -excavation and engineering operations.

In respect of Part 6 -A.1-

1. The development would be carried out on a parcel of land in excess of 1 ha.
2. The proposal does not consist of the erection or extension of any agricultural building on an established agricultural unit ( as defined in paragraph of Part 3 of this schedule ) where development under class Q or S of Part 3 ( Changes of Use) of this schedule has been carried out within a period of 10 years ending with the date on which development under Class A (a) begins.
3. The proposed barn is to be used for agricultural purposes and does not consist of the or include the erection, extension, or alteration of a dwelling.
4. Prior approval is sought for an agricultural barn that shall be used for the agricultural purposes for the storage of machinery,fertilisers, implements, haylage and fencing materials.
5. The ground area covered by the proposed building would not exceed 1000m2 , the proposal being 216m2,below the 1000m2 threshold.
6. The building would not be within 3km perimeter of an aerodrome.
7. The proposed ridge height would not exceed the 12m threshold as shown on the submitted architectural drawings – Drawing Ref No. MT 1548/1 The maximum proposed ridge height is 6.83m
8. The proposed location of the barn is not within 25m of a metalled part of a trunk road or classified road.
9. The proposal is not for the erection of a building that will be used for the purposes of accommodation of livestock, for the storage of slurry or sewage waste within 400m of a protected building.
10. The proposal would not involve excavations or engineering operations on or over article 2 (4) land connected with fish farming
11. Any building for storing fuel or waste from a biomass or an anaerobic digestion system or used for storing of waste not produced by that boiler or system or for the storing of fuel not produced on land within the unit or would be within 400m of the curtilage of a protected building.
12. **Use and size of Proposed Building – Agricultural Machinery, Implements, Fertiliser, Hay and fencing materials.. 216m2**

The new building will be used to store machinery when bought to maintain the land,seasonal use implements ( Sprayers, Rollers, Toppers, Hay trailers etc) together with fertilisers in the enclosed secure bays and haylage , fencing materials etc in the open bays. The Elevation drawings define perimeters and ridge measurements.( Drawing No. MT /1547/1 )

1. **Access.**

 Access to LFMF Farm is well documented off Crispin Street and will not alter. Access to the new barn will be via existing gated entry points.

 ( Photograph Attached)

1. **Location and Site Plan Scaled 1:1250**

The siting of the proposed agricultural building has been carefully considered and is to be located on the North side of the main farmstead , screened to the North and East by mature hedging serviced by the access gate marked on ‘Site Plan’.

The unit is defined and marked (Red) on the application location plan together with the extent of the boundaries shown blue on the scaled drawings.

 Photos have been attached to the application giving bearing reference should a site visit not be possible.

1. **Design and External Appearance**

The design and appearance of the barn is typical of an agricultural building. The proposal is for a bespoke, high quality barn with a portal frame construction, roller shutter door, a natural grey coloured profiled fibre cement roof with box profile steel cladding..

The bespoke design has been carefully thought through and includes an oversailing eaves and roofline to help to create a shadow line. The side elevations are broken up with box profile cladding and inset concrete panels to improve the external appearance.

All building Specifications designed to comply with BS5502 – 22 and Eurocode 3. All steelwork to be manufactured to comply with CE marking standards laid out in BS EN 1090 to Exec Class 2.

1. **Summary**

This planning application is for a daily use Agricultural Barn for farming machinery, implements, fertiliser , Hay and fencing material storage. Accordingly, and given the above, I trust that you will agree that the details of the proposal comply with the criteria set out in Class A- Part 6 of Schedule 2 of the Town & Country Planning 9GPD) Order 2015.

If any other information is required, we would be pleased to assist.

**HILRO LFNF 2023**

Hilro Consulting Ltd