

# Planning Statement

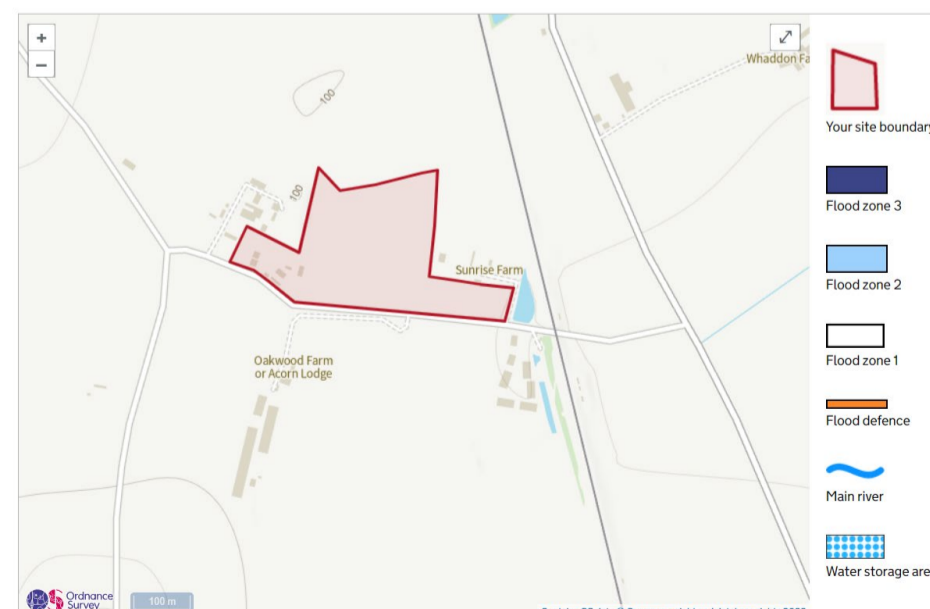


**PROJECT: Bridge Farm, Rowden Farm Lane, Mentmore, Leighton Buzzard LU7 0QD**

# Introduction

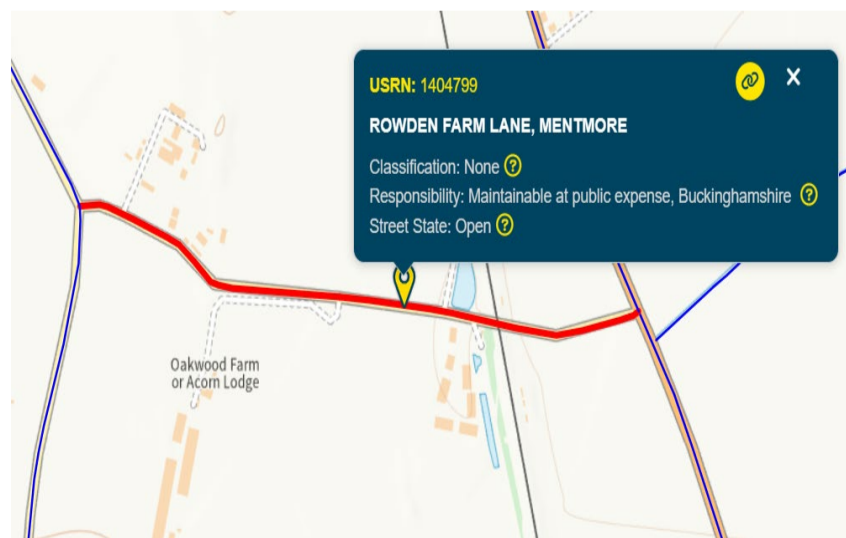
## Site description

- The application site is located 1.3 kilometers to the north of Mentmore in a rural countryside setting, and to the east of the main farm buildings and residential property known as Amos House, Bridge Farm. The site comprises a total of approximately 0.14 hectares of pasture land to the rear of an existing agricultural barn, with the applicant's wider agricultural enterprise extending to some 7.5 hectares to the east.
- The site is generally flat and a fence boundary demarcating the land from the larger field to the north. The field is accessed via a private access to the south which adjoins Rowden Farm Lane.
- Views of the application site are restricted from the public highway by trees and mature hedgerow.
- There are no Public Rights of Way close to the site. A group of dwellings including a series of converted barns lie approximately 120 metres to the west. Within the Bridge Farm holding there lies a range of agricultural buildings including two cow sheds, two vehicle storage buildings, a workshop, pig shed, duck and chicken shed.
- The farm business comprises of small scale livestock breeding and rearing operation for cattle and pigs. Bridge Farm was acquired in 2010. Initially this agricultural use was seen as a hobby for the owners rather than to be used as an active farm business. For the first few years it was treated as such.
- However as from 2012 the owners significantly increased the level of investment in the infrastructure and buildings on the farm as a consequence there has been good growth in sales generated by the farm and new tea room and farm shop.



## Flood Risk

The site falls outside of any flood risk zone (Flood Zone 1) as defined on the flood maps produced by the Environment Agency, and is therefore not at risk from flooding.



## Highway Designations

Highways have confirmed that Rowden Farm Lane is an unclassified road

# Existing Site



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# Proposed Scheme

**Proposed**

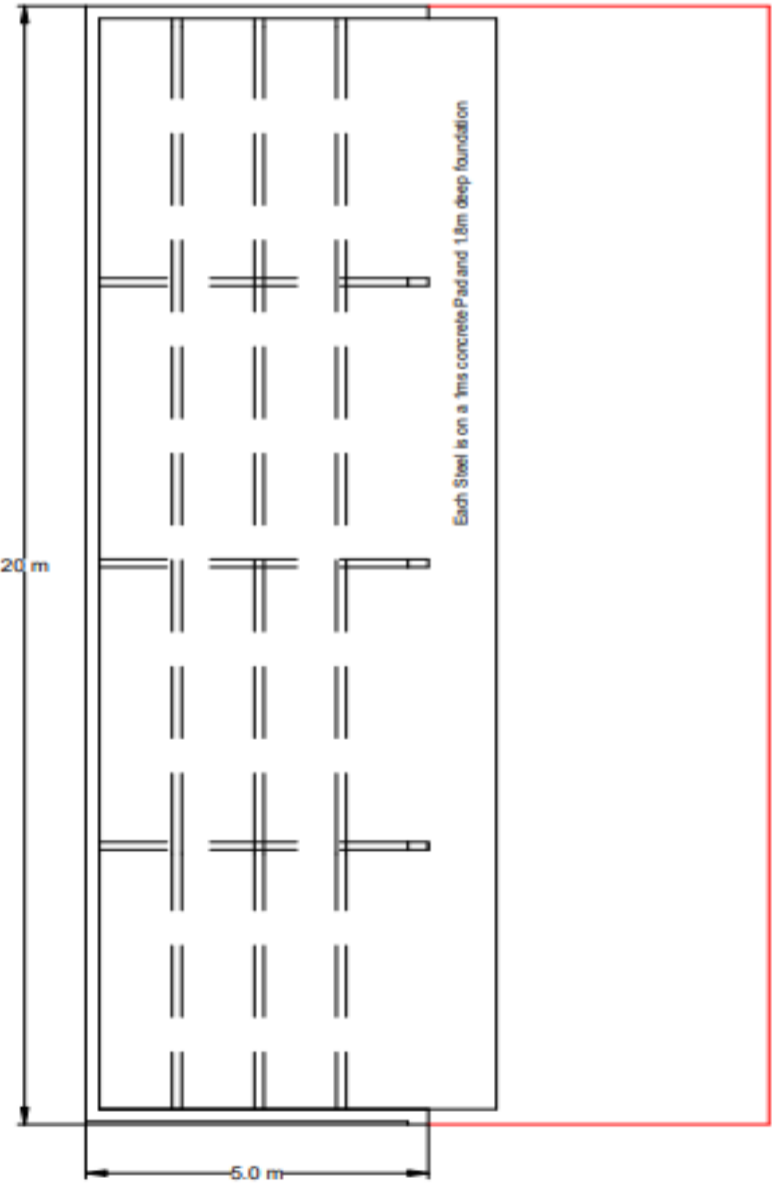
This application seeks Prior approval under class A part 6 of the GPDO for the erection of an agricultural barn and agricultural track.

Proposed Site Plan 1:1250



Proposed barn will be sited in from of the earth mound

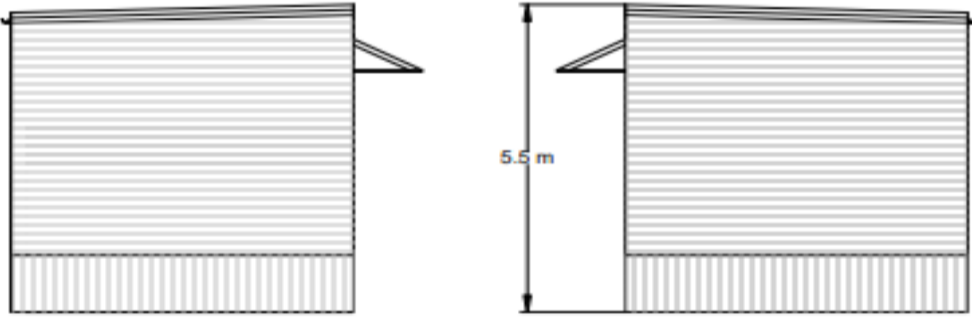
Proposed details 1:100



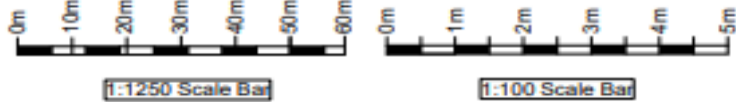
Proposed Elevations 1:100



Front Elevation to be open



Materials to match existing barn above



All matters are reserved

drawing title  
**Proposed details All Matters Reserved**

site **Bridge Farm**  
The contractor is responsible for checking dimensions on site before work is carried out.

scale 1:100 & 1:1250 @ A2  
date **October 2023**

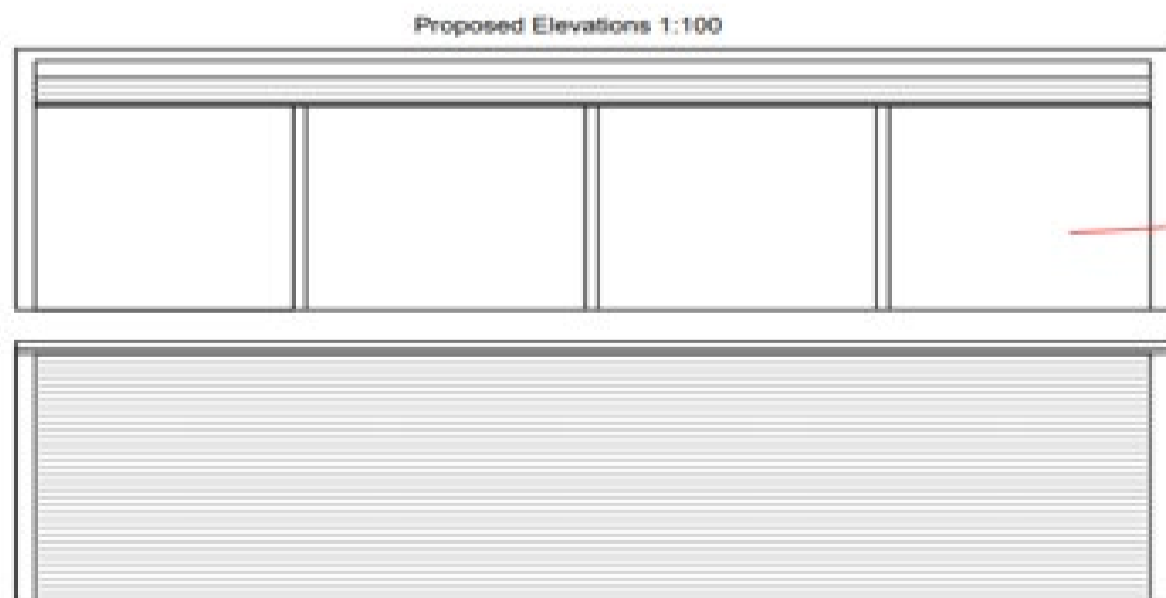
drawing no. **BF - 01**  
revision

# Assessment

<p>The proposed works are on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –</p> <p>(a) Works for the erection or alteration of a building; or (b) Any excavation or engineering operations which are reasonable necessary for the purposes of agriculture within than unit.</p> <p>(land which, before development permitted by this Part is carried out, is land in use for agriculture and which is so used for the purposes of a trade or business, and excludes any dwellinghouse or garden)</p>	<p>YES – The area of the site is approximately 7 hectares (as stated on the application form) and relates to</p> <ol style="list-style-type: none"> <li>1. An engineering operation to form an access track which serves the established agricultural holding.</li> <li>2. Erection of agricultural building For the storage of straw, animal feed and machinery in relation to the established agricultural operations of the holding.</li> </ol>
<p>The agricultural unit 5 hectares or more in area and the works are for the erection, extension or alteration of a building or any excavation or engineering operations</p> <p>(if yes, assess the proposal under Class A)</p>	<p>YES – As above, the site is approximately 7 hectares in area.</p>
<p>The agricultural unit is between 0.4 and 5 hectares in area and the works consist of either:</p> <p>(a) the extension or alteration of an agricultural building (b) the installation of additional or replacement plant or machinery (c) the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus (d) the provision, rearrangement or replacement of a private way; (e) the provision of a hard surface; (f) the deposit of waste; or (g) the carrying out of any of the following operations in connection with fish farming, namely, repairing ponds and raceways; the installation of grading machinery, aeration equipment or flow meters and any associated channel; the dredging of ponds; and the replacement of tanks and nets</p> <p>where the development is reasonably necessary for the purposes of agriculture within the unit.</p> <p>(if yes, assess the proposal under Class B)</p>	<p>N/A</p>

<b>Class A , A.1 Development is not permitted by Class A if:</b>	
(a) THE DEVELOPMENT WOULD BE CARRIED OUT ON A SEPARATE PARCEL OF LAND FORMING PART OF THE UNIT WHICH IS LESS THAN 1 HECTARE IN AREA;	Complies – The development would not be carried out on a separate parcel of land less than 1 hectare in area. The land holding is 7 hectares in area.
(a) IT WOULD CONSIST OF THE ERECTION OR EXTENSION OF ANY AGRICULTURAL BUILDING ON AN ESTABLISHED AGRICULTURAL UNIT (AS DEFINED IN PARAGRAPH X 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;	Complies – No changes of use have taken place under Class Q or S within the site in the last 10 years.
(a) IT WOULD CONSIST OF, OR INCLUDE, THE ERECTION, EXTENSION OR ALTERATION OF A DWELLING;	Complies – The proposal does not relate to a dwellinghouse.
(a) IT WOULD INVOLVE THE PROVISION OF A BUILDING, STRUCTURE OR WORKS NOT DESIGNED FOR AGRICULTURAL PURPOSES;	Complies – The proposed access track would serve an established agricultural holding.  The agricultural building Will serve the agricultural operations of the holding.
(a) THE GROUND AREA WHICH WOULD BE COVERED BY—  (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or  (i) any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	Complies –  The Agricultural building would cover a total of 120m2 and therefore would not exceed this threshold.  The proposed track does not relate to a building, and no buildings have been permitted via agricultural prior approval applications in the past 2 years.
<p>((2) For the purposes of Classes A, B and C—(a) an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development).</p>	

(a) THE HEIGHT OF ANY PART OF ANY BUILDING, STRUCTURE OR WORKS WITHIN 3 KILOMETRES OF THE PERIMETER OF AN AERODROME WOULD EXCEED 3 METRES.	Complies
(a) THE HEIGHT OF ANY PART OF ANY BUILDING, STRUCTURE OR WORKS NOT WITHIN 3 KILOMETRES OF THE PERIMETER OF AN AERODROME WOULD EXCEED 12 METRES.	Complies – The proposal would not exceed 12 metres in height.
(a) ANY PART OF THE DEVELOPMENT WOULD BE WITHIN 25 METRES OF A METALLED PART OF A TRUNK ROAD OR CLASSIFIED ROAD;	Complies – The proposal would not be within 25 metres of a trunk or classified road.  Rowden farm lane in not a classified Road
(a) IT WOULD CONSIST OF, OR INCLUDE, THE ERECTION OR CONSTRUCTION OF, OR THE CARRYING OUT OF ANY WORKS TO, A BUILDING, STRUCTURE OR AN EXCAVATION USED OR TO BE USED FOR THE ACCOMMODATION OF LIVESTOCK OR FOR THE STORAGE OF SLURRY OR SEWAGE SLUDGE WHERE THE BUILDING, STRUCTURE OR EXCAVATION IS, OR WOULD BE, WITHIN 400 METRES OF THE CURTILAGE OF A PROTECTED BUILDING;	Complies – The proposal does not relate to any of these uses
(a) THE WORKS WOULD INVOLVE EXCAVATIONS OR ENGINEERING OPERATIONS ON OR OVER ARTICLE 2 (4) LAND WHICH ARE CONNECTED WITH FISH FARMING; OR	Complies – The proposal does not relate to this use
(a) ANY BUILDING FOR STORING FUEL OR WASTE FROM A BIOMASS BOILER OR AN ANAEROBIC DIGESTION SYSTEM—  (i) that would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or (ii) is or would be within 400 metres of the curtilage of a protected building.	Complies – The proposal does not relate to any of these uses



# Principle of the development

## Whether the works are reasonably necessary for the purposes of agriculture:

In order for the proposed works to be considered under permitted development rights, the proposal must meet the criteria set out in Schedule 2, Part 6, Class A of the Town & Country Planning (General Permitted Development) Order 2015 (as amended).

Schedule 2, Part 6, Class A allows for the carrying out on agricultural land comprising an agricultural unit of 5 hectares or more in area of works for any excavation or engineering operations which are reasonably necessary for the purposes of agriculture within that unit, subject to limitations.

The use of the site has previously been established as being agricultural, with several agricultural buildings within the agricultural holding, and land being used for the grazing and rearing livestock, which predominantly consists of cattle and sheep. The proposed building would be used for the storage of straw required for the agricultural operations on site.

The existing buildings already house cows, pigs and sheep which require straw for bedding, feed and also silage/hay for feed. When left outside, the bales of hay can potentially spoil and there are currently no existing buildings capable of being used for storage. The farmer has also increased his land acquisition by renting a further field nearby giving the need for further storage of feed. The introduction of the farm tea room and farm shop has enabled the farm to grow and they have recently increased their livestock which again justifies the need for more storage within the holding.

The proposed building is 20m x 6m and 5.5m to the eaves - this gives a volume of 660m<sup>3</sup>. Therefore it's size would be justified given the size of the holding and the number of livestock and the necessity for the straw associated with housing and feeding the animals. The volume calculations provided also justify the proposed scale of the storage building compared to the holding.

The proposed track will enable access to the field and new proposed building. It will also allow the farmer to utilize the existing field entrance to the East of the site.

It is therefore considered that the proposed building and track would be reasonably necessary for the farming operations on site. Therefore, the proposal can be considered Permitted Development under the provisions of Class A, Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

## Impact on residential amenity:

The proposed building would not be used for the accommodation of livestock and would not be sited in close proximity to residential properties. As such, the proposal is considered acceptable with regards to residential amenity.



# Design/Conclusion

## Design

In accordance with Class A.2(2)(i), the Local Planning Authority must determine whether prior approval is required with regards to the siting of the structure.

The NPPF sets out guiding principles including that authorities should always seek to secure high quality design.

Policy BE2 of VALP states that all new development proposals shall respect and complement the following criteria;

- a) the physical characteristics of the site and its surroundings, including the scale and context of the site and its setting,
- b) the local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials,
- c) the natural qualities and features of the area, and,
- d) the effect on important public views and skylines.

VALP policy E9 states that agricultural building should be sited close to existing buildings and designed to minimise adverse impact on the openness of the countryside, landscape character and residential amenity. Details on the siting and design of the building have been provided in the application form and location plan.

The new building would be located East but, in close proximity of the existing agricultural buildings and close to the existing storage barn. The footprint measures 6 metres in width and 20 metres in length. Its height is some 5.5 metres with a shallow pitched roof. The shallow roof is constructed of dark grey powder coated steel. The rear and sides are enclosed with grey blockwork, above which is black timber wall cladding to match other surrounding buildings.

The design of the building is to provide accommodation for straw and equipment in order to support the existing and future agricultural maintenance of the land.

## Conclusion

In the light of the above, it is considered that the proposal would accord with the criteria set out under Class A, Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and the siting, design and external appearance of the proposed building are also considered acceptable. The building is considered to be reasonably necessary for the purposes of agriculture and would constitute permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), and Prior approval of further details is not required.

Barn to match existing barn on site

