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6 February 2024

The Planning Department
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
Bucks
HP19 8FF

Dear Sirs

RE: 28 DAY NOTICE PRIOR APPROVAL APPLICATION FOR PROPOSED AGRICULTURAL BUILDING AT WEST LAND OFF SANDHILL ROAD, STEEPLE CLAYDON, BUCKINGHAM, MK18 2EN

I am writing further to the above application.

The site at Land off Sandhill Road, Steeple Claydon, MK18 2EN extends to 13 hectares (32 acres) all of which is down to grass and has been owned by the applicant, Mr and Mrs Vousden since 2016.

In 2019 the applicants subdivided 2 hectares (5 acres) and rented the grassland to a separate party. The balance of the land was grazed by sheep. From time to time some paddocks are put aside for hay (3.6 ha have been made) and others are rented to individual parties for keeping livestock.

In 2021 the applicants submitted an agricultural notification application to enable easier access from the eastern access to the remainder of the land (including a second field) across the application field for sheep in particular, this was approved on 1 March 2021. It was installed soon after.

In 2022 planning permission was granted for stables and a change of use of a barn to a mixed agricultural and equestrian use. These structures are used for livestock housing and are not secure for expensive equipment and fertiliser.

There are no buildings available on the holding for the secure dry storage of machinery and equipment used for the farming. This can include a tractor, mowing equipment and small tools such as knapsack sprayer and hand tools. Fertiliser might also be required, and this is delivered in bags which need to be stored undercover and secure, Hay made on the land also needs to be stored in the dry. Hay generally increases in price over the winter.

Prior approval was applied for and subsequently granted on 24 July 2023 for an 18.2 metre x 12 metre (60 ft x 40 ft) steel portal framed building with eaves and ridge heights of 4.88 metres and 7.03 metres respectively. One of the four bays would provide secure lockable storage for machinery and equipment used on the holding with the other bays being open for hay and less valuable machinery – Ref: 23/01976/AGN.



Since permission was granted the applicants have relooked at their requirements, in particular due to the prevailing weather direction in the field and the increasingly wet winters. They do not feel that the current design would provide enough protection from the elements for forage materials, e.g. hay or potentially even bagged materials like fertiliser with the barn having 3 open sides.

It is therefore proposed to enclose 3 sides of the barn with timber cladding, and provide a personnel door for access to the rear of the enclosed bay. Three of the bays would remain open fronted.

The building will be on the same site and be of the same size as that already permitted, the only changes being the addition of cladding and a personnel door to protect against the weather.

It is therefore considered that the building is acceptable in this location.

Should you have any queries then please do not hesitate to contact me.

Yours faithfully

A solid black rectangular box used to redact the signature of Brian Barrow.

BRIAN BARROW BSc (Hons) MRICS

Rural Planning
Acorus Rural Property Services Ltd