



Planning Statement

Westfield Farm, Mill Lane, Great Brickhill, MK17 9BG

Prior Approval for the Change of Use of
Agricultural Building to One Dwellings (C3)
and Associated Works

February 2024

On Behalf of:
Mr J Cox & Ms B K Wight

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1. Introduction

- 1.1 This Statement has been prepared to support an application submitted on behalf of Mr J Cox & Ms B K Wight which seeks the prior approval of the change of use of one agricultural building to form one, three-bedroom dwelling and the associated works at Westfield Farm, Mill Lane, Great Brickhill.
- 1.2 This Statement as well as the submitted plans and elevations of the existing and proposed building sets out the reasons as to why the application accords with the Prior Approval legislation as set out under Class Q, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, to allow the change of use.
- 1.3 This Statement explains the site and its surroundings and outlines the reasons why this proposal meets the tests set out within the prior approval legislation.

2. Context

- 2.1 This application seeks confirmation as to whether the prior approval of the local planning authority is required to convert the agricultural building into a single dwelling.
- 2.2 The Government introduced legislation on the 6th April 2014 to permit the change of use of agricultural buildings to dwellings. This is now covered by Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (GPDO) (as amended). This is subject to conditions and there is a prior approval process where the Council can only consider the following issues:
- a) Transport and highways impacts of the development;*
 - b) Noise impacts of the development;*
 - c) Contamination risks on the site;*
 - d) Flooding risks on the site;*
 - e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order,*
 - (f) the design or external appearance of the building, and*
 - (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses,*
- 2.3 These issues are discussed in more detail within [section 6](#) of this report

3. Site Description

Site Location

- 3.1 The site concerns one portal frame modern agricultural barn to the north of Westfield Farm, Mill Lane, Great Brickhill. A site plan and location plan accompany this class Q application.

Site Access

- 3.2 It is proposed for the new dwelling to utilise the existing access from Mill Lane into Westfield Farmhouse as illustrated below. The transport and highways implications of this development are given further consideration in section 7.

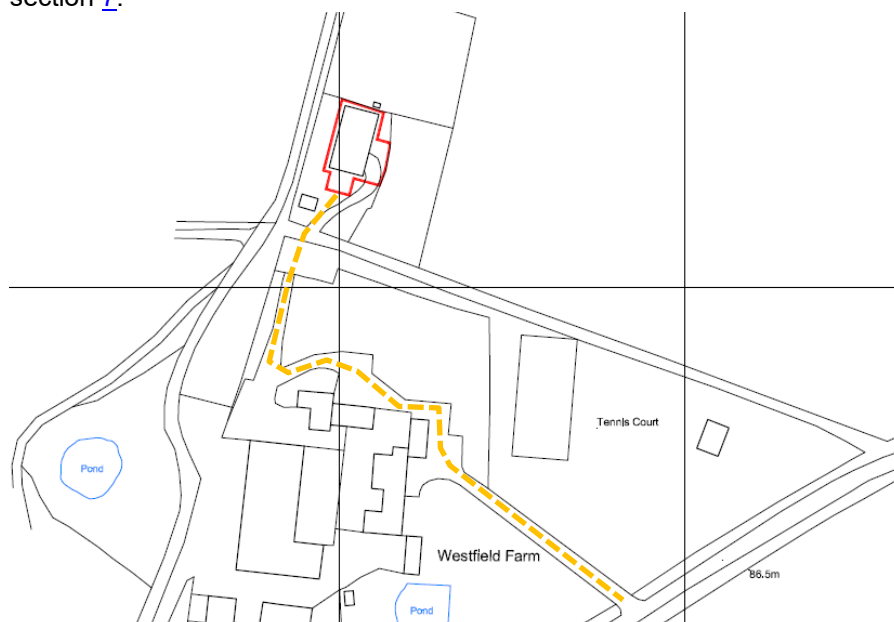


Figure 1 - Location plan showing access route

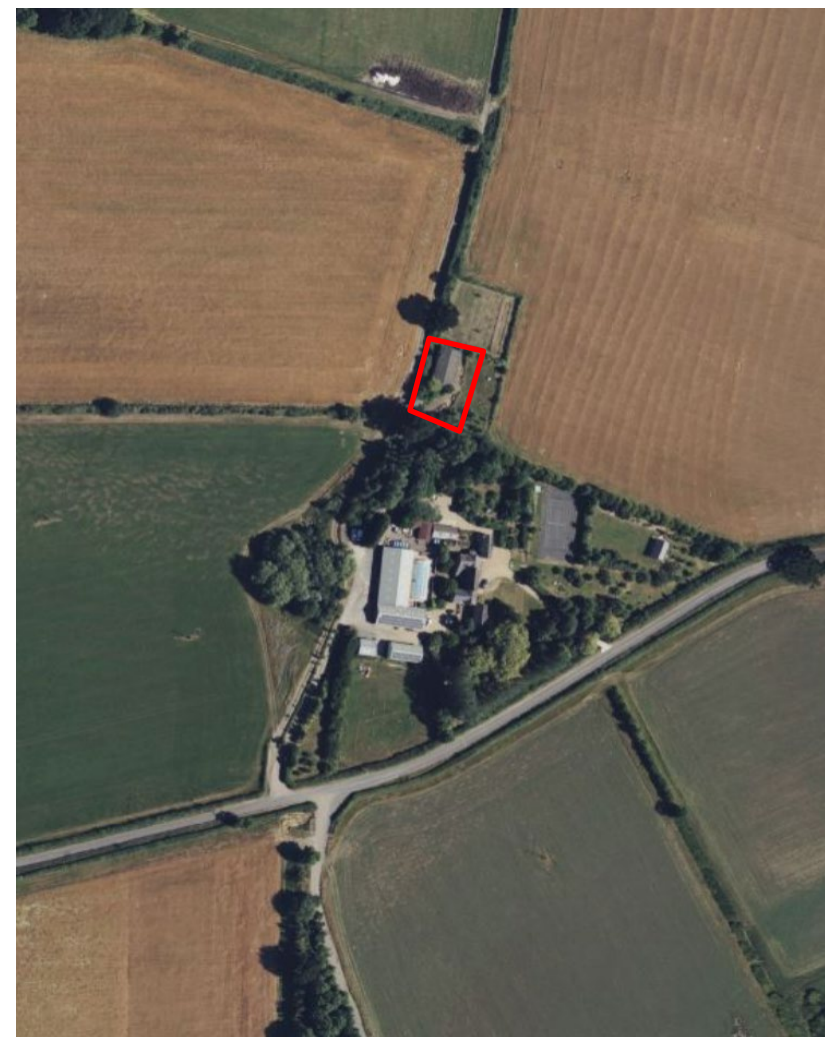


Figure 2 - Aerial Photograph of the site in context with Westfield Farm house and associated buildings

Site Description & History

- 3.3 The site comprises one modern portal frame agricultural building. This was erected at the site under planning reference 02/00739/AGN in 2002 to serve the wider agricultural holding.
- 3.4 In total, the holding comprises approximately 117 acres of mixed crop organic arable farmland with additional associated farm buildings. This subject building lies to the north of Westfield Farmhouse and its associated outbuildings.



Figure 3 - Extract of Site Location Plan ref: K1712-01

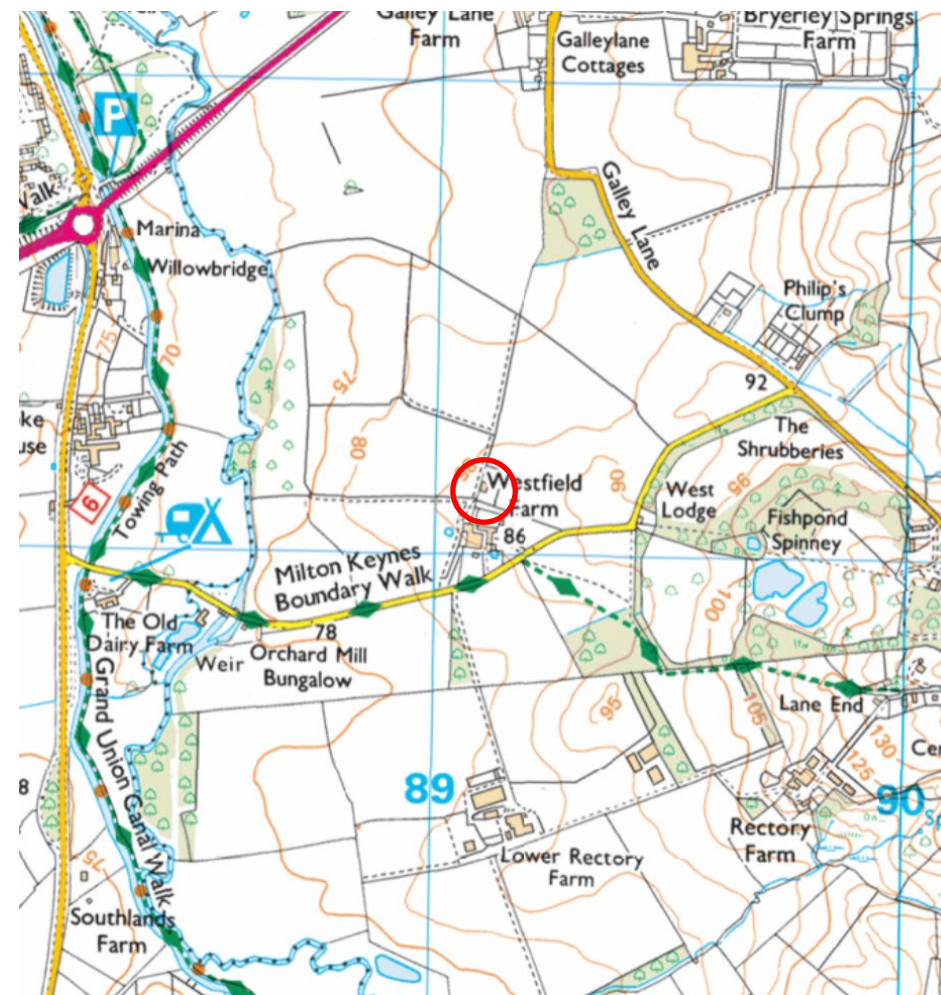


Figure 4 - Extract of ordnance survey plan showing site location.

4. The Subject Building

4.1 The building is of simple portal frame design. A site visit was undertaken in 2023 where photographs of the building were taken as shown below. Photos provided by the applicant of the inside of the building are also included opposite.



Figure 5 - Photograph of eastern elevation



Figure 6 - Northern Elevation

5. Proposed Development

- 5.1 This prior approval submission seeks to change the use of this building to form one dwelling.
- 5.2 The internal and external alterations required to the barn are shown on the proposed and existing elevations and plans which have been submitted with this application and further discussed in section [6](#) and [7](#).

Curtilage

- 5.3 Paragraph X (Interpretation of Part 3) under Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that:

“curtilage” means, for the purposes of Class Q, R or S only—

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or

(b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building,

- 5.4 As shown on plan K1712-02 the curtilage surrounding the barn will be limited to a small area to the south and east of the proposed dwelling. This will be no bigger than the building itself (GEA 187 sq m, approximately 374 sq m curtilage – including footprint).

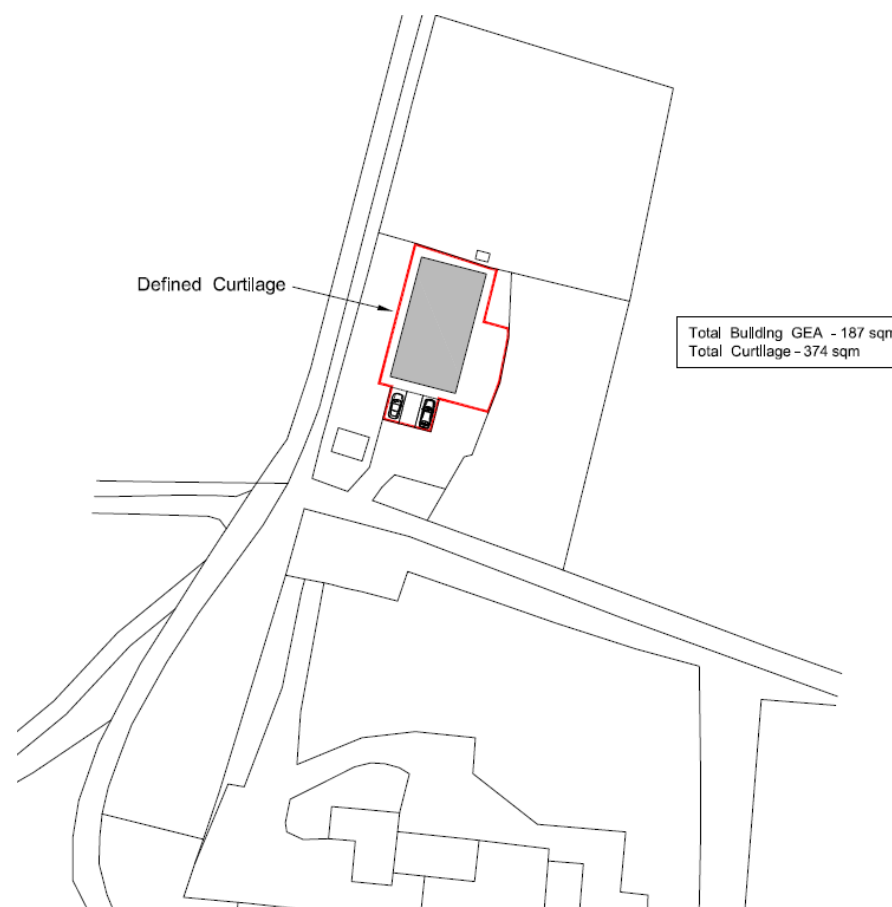


Figure 7 - Extract from K1712-2 Site Plan

6. Meeting the tests of Class Q

Established Agricultural Holding

6.1 The legislation set out in Class Q, Schedule 2 Part 3, of the Town and Country Planning (general permitted development) Order 1995 as amended states that:

The development is not permitted by Class Q where –

(a) the site was not used solely for an agricultural use as part of an established agricultural unit—

(i) on 20th March 2013, or

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

(iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins.

6.2 The site is an established agricultural unit and was solely in agricultural use on the 20th March 2013. This was confirmed by the site visit conducted in 2023 and from research into the site history of the building.

Amount and Size of Dwellings

6.3 The next section of the legislation continues by limiting the number of dwellings that are able to be created on the holding and also the size of those dwellings. A mixture of large and smaller dwellinghouses is now permitted; however, in this instance we are only seeking conversion to one dwelling.

6.4 As a result of exceeding section c) i) bb) this dwelling will create a 'larger dwelling'.

Development under Class Q begins;

(b) in the case of—

(i) a larger dwellinghouse, within an established agricultural unit—

(aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or

(bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;

(ba) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 465 square metres;

6.5 The floor space proposed to be created within this Prior approval application is approximately 187 sq m and therefore comprises of a 'larger dwellinghouse'.

(c) in the case of—

(i) a smaller dwellinghouse, within an established agricultural unit—

(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or

(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres.

6.6 This proposal is not for a 'smaller dwellinghouse'.

(d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—

(i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

(ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

6.7 This is the only building within the agricultural holding which we are looking to convert through the class Q legislation and this does not exceed the maximum 465 square metres.

Agricultural Tenancy

(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

(f) less than 1 year before the date development begins—

(i) an agricultural tenancy over the site has been terminated, and

(ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

6.8 The site is not occupied under an agricultural tenancy.

Other Agricultural Permitted Development

(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit—

(i) since 20th March 2013; or

(ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;

6.9 Class A(a) and Class B(a) includes the erection and extension of agricultural buildings under a similar Prior Approval procedure. No development under Class A(a) or Class B(a) has been undertaken on the holding since 2002.

External Dimensions

(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

- 6.10 As shown on the proposed plans the external dimensions of the existing building will not be exceeded. This has also been confirmed by the structural report which accompanies this class Q prior approval application. We have also shown a section through the building on drawing reference K1712-03 (existing) and K1712-04a (proposed) to illustrate this further, an extract of these sections can be seen opposite. This illustrates that the ridge height and external extremities of the building will remain as existing with the internal areas of the envelope providing the additional insulation required to meet the building regulations standards for a new home.

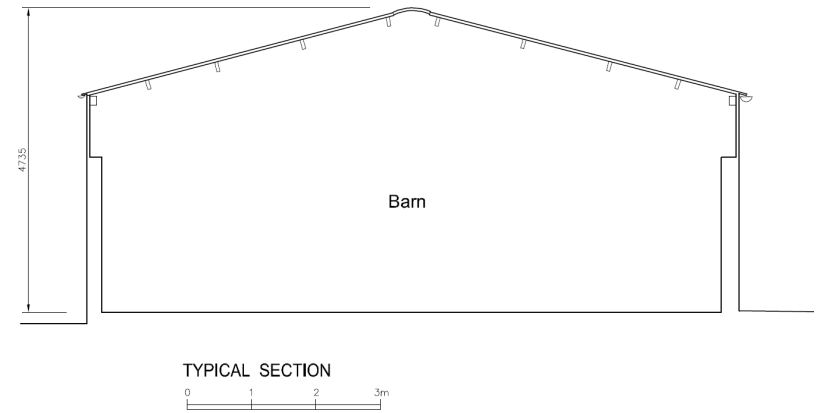


Figure 8 - Extract from section as existing (ref K1712-03)

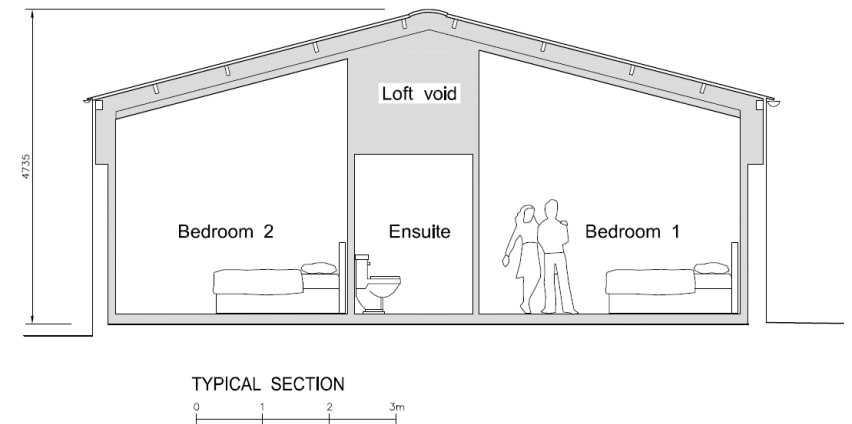


Figure 9 - Extract of section as proposed (ref K1712-04a)

Building Operations

(i) the development under Class Q(b) would consist of building operations other than—

(i) the installation or replacement of—

(aa) windows, doors, roofs, or exterior walls, or

(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

6.11 The building operations required only relate to the reorganisation and alterations to the existing openings of the building and any repairs or replacement of the fabric /cladding of the building. The structure of the barn will remain as existing. Changes to the roof and walls will be required but all insulation will be placed on the internal sides of the building. This has been confirmed by the structural report which accompanies this application.

6.12 The proposed fenestration arrangement can be seen on the proposed elevations (existing and proposed as illustrated below). These clearly illustrate the changes proposed.

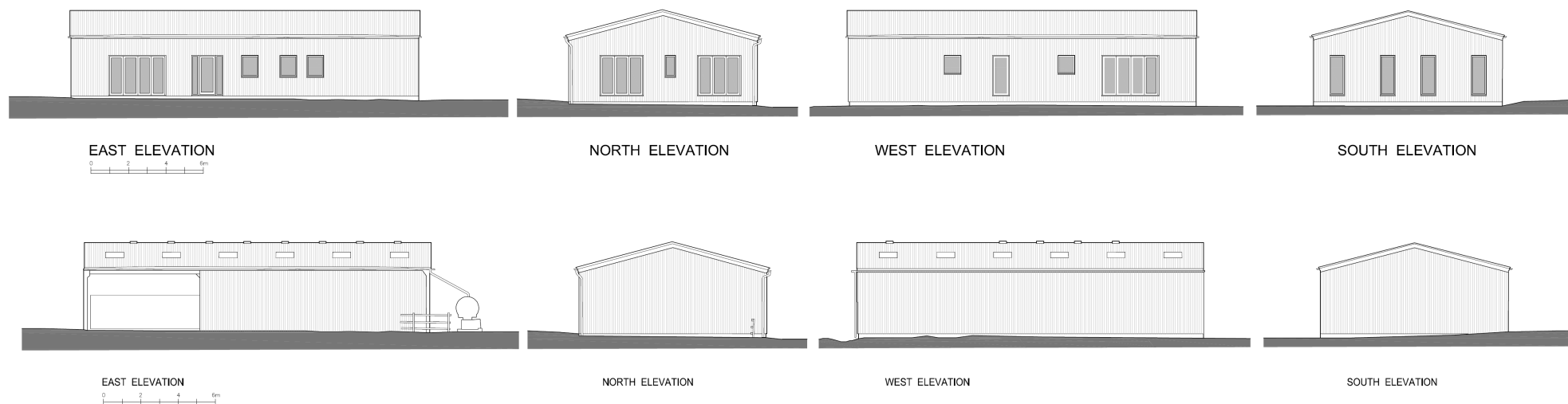


Figure 10 - Existing and Proposed Elevations

Site Designations and Limitations

(j) the site is on article 2(3) land;

(k) the site is, or forms part of—

(i) a site of special scientific interest;

(ii) a safety hazard area;

(iii) a military explosives storage area;

(l) the site is, or contains, a scheduled monument; or

(m) the building is a listed building.

6.13 The site does not constitute any of the above restricted areas and the proposal therefore meets the tests set out within the legislation.

7. Prior Approval Considerations

7.1 In addition to the above tests set out within Class Q the Council can only consider the following issues which are addressed in the following paragraphs:

a) Transport and highways impacts of the development;

b) Noise impacts of the development;

c) Contamination risks on the site;

d) Flooding risks on the site;

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order,

(f) the design or external appearance of the building, and

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses,

7.2 We will deal with each of these points separately.

Transport & Highways

- 7.3 It is proposed for the new dwelling to utilise the existing access into Westfield Farmhouse onto Mill Lane.
- 7.4 As a rural road, Mill Lane is subject to the national speed limit. However, as with the majority of rural roads the actual speed of the road depends upon the geometry and width which can vary the actual speed of the vehicles which use it.
- 7.5 In 2023 a speed survey was undertaken of Mill Lane to assess the speed of vehicles within the proximity of the entrance. This was then analysed by highways engineers MAC pre-planning engineering.

- 7.6 Speeds were recorded in the proximity of the junction to be around 44.4 mph (85th percentile) in the westbound direction and 37.1 mph (85th percentile) in the eastbound direction. Visibility splays of 90.9m eastbound and 121.4m westbound have been calculated to be applicable to this access.
- 7.7 These visibility splays have been plotted on drawing ref: TA11 by MAC engineering and are shown as being achievable at the site's entrance.
- 7.8 This scheme is thought to be therefore be acceptable in this regard. A summary of the speed survey is attached at Appendix A.



Figure 11 - Extract of Highway Visibility Plan TA11

Noise

- 7.9 The site is located in the open countryside away from any significant noise sources. The development is therefore acceptable in terms of noise impacts.

Contamination

- 7.10 The ground surrounding the building and the building itself is not known to be contaminated. The development is therefore acceptable in terms of contamination risk.

Flooding

- 7.11 The site is located within Flood Zone 1 which is the lowest risk zone. There will not be a material change in the amount of water run-off from the roofs.

Location or Siting

- 7.12 The proposal is located within the open countryside but in easy reach of surrounding settlements and towns. There are no issues in relation to location or the siting of the building which would be of any concern to this application.

Design & Appearance of the Building

- 7.13 The proposed design and appearance of the proposed new dwelling has been illustrated on the proposed elevations submitted with this prior approval application. Being a modern portal frame structure with cladding, the proposed dwelling has been designed to replicate this simple vernacular form whilst being altered to create a 3-bedroom dwelling. The design is thought to be in keeping with the architectural vernacular of the previous use and will reflect the rural character of the area.

Space Standards

- 7.14 As from April 2021 each prior approval application for a residential dwelling needs to comply with the national space standards.
- 7.15 The plans proposed show a three-bedroom property being created, capable of accommodating up to 6 people. The proposed area of the dwelling will be approximately 187 sq m (GEA), exceeding the 95 sq m threshold for a 1 storey property.
- 7.16 Each room is also in excess of the space standards set out for bedrooms. Storage has been created with the hallway section and there is also a study with an additional storage area, if required.

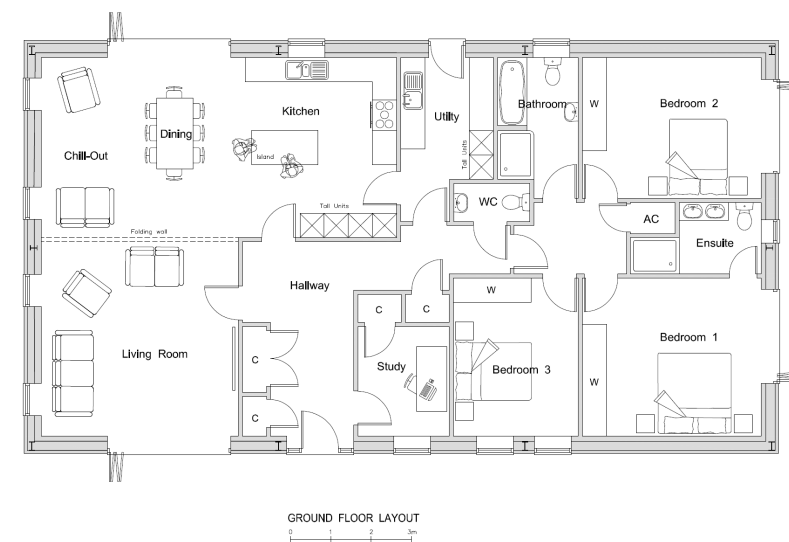


Figure 12 -extract of Proposed Floor Plan (K1712-04a)

Natural Light in Habitable Rooms

7.17 Each of the habitable rooms has been given adequate natural light by adding additional fenestration to each room. Large folding doors are also proposed for the largest bedrooms and open plan living/dining area. The barn is open on all sides allowing for natural light to enter into the whole perimeter of the building. The proposal is therefore thought to be acceptable in this regard.

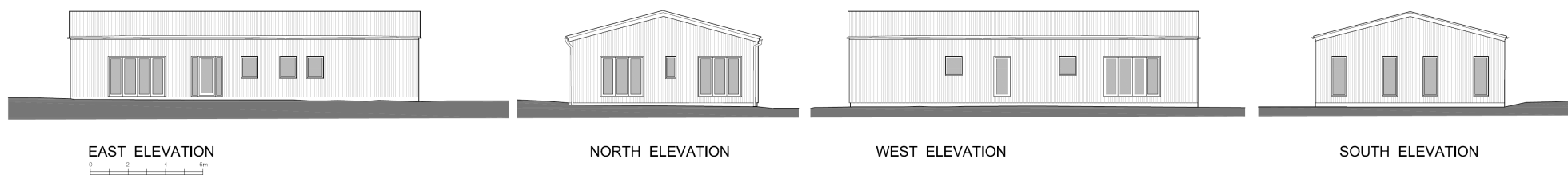
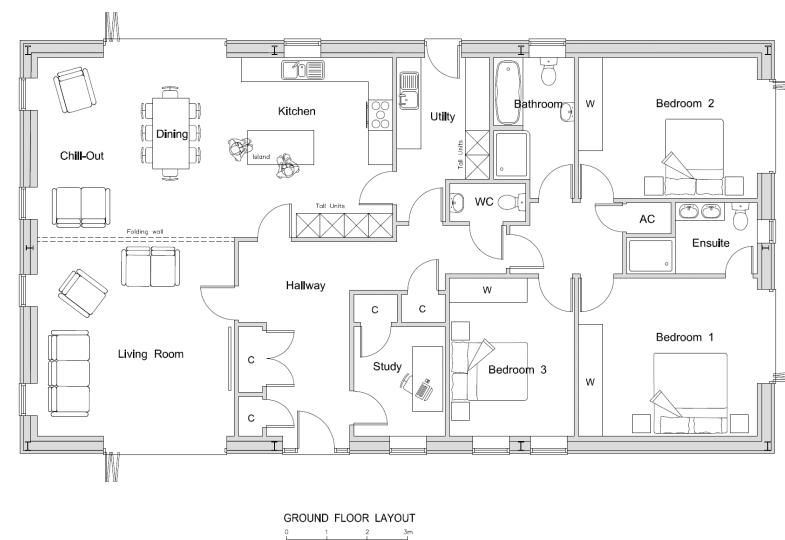


Figure 13 - Proposed plans and elevations showing fenestration arrangement

8. Summary & Conclusions















- 8.1 This proposal seeks the Council's view as to whether Prior Approval is required for the change of use of an agricultural barn at Westfield Farm to form a residential dwelling.
- 8.2 The modern portal frame agricultural building is within an established agricultural holding and meets the tests of the legislation set out in Q.1 which permits this form of development to occur without the need for a full planning application to be submitted.
- 8.3 In relation to the tests set out in section Q.1 i) we have demonstrated that the building operations which are proposed to the barn are limited to those works required to ensure that the unit is capable of habitation. The proposed development has been shown on the plans and elevations submitted with this prior approval application.
- 8.4 In relation to the criteria to be assessed as described within section Q.2. of the legislation, the highways, noise, flooding and contamination tests have also been analysed and with additional research having being undertaken into these areas, all points have been adequately demonstrated to being acceptable.
- 8.5 In response to sections e-g we have demonstrated that the site is within a suitable location. Furthermore, the design of the proposed dwelling will replicate the existing agricultural nature of the modern barn with fenestration and new elements kept to a minimum. Natural light and national space standards have also been assessed and the proposed design is considered acceptable.
- 8.6 We therefore believe that the proposal meets the test set out within Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (GPDO) (as amended) and therefore no further details are required to be submitted to the Council.

APPENDIX A

Traffic Survey Results



SITE: Mill Lane, Great Brickhill (51.970299, -0.703557)

Class	Axes	Groups	Description	Parameters	Dominant Vehicle	Aggregate	
1	SV	2	1 OR 2	Short - Car, light Van	$d(1) >= 1.7m, d(1) <= 3.2m$ & axles=2		Light
2	SVT	3, 4 OR 5	3	Short Towing - Trailer, Caravan, Boat, etc.	groups=3, $d(1) >= 2.1m, d(1) <= 3.2m, d(2) >= 2.1m$ & axles=3,4,5		
3	TB2	2	2	Two axle truck or Bus	$d(1) > 3.2m$ & axles=2		Medium
4	TB3	3	2	Three axle truck or Bus	axles=3 & groups=2		
5	T4	>3	2	Four axle truck	axles>3 & groups=2		
6	ART3	3	3	Three axle articulated vehicle or Rigid vehicle and trailer	$d(1) > 3.2m, axles=3$ & groups=3		Heavy
7	ART4	4	>2	Four axle articulated vehicle or Rigid vehicle and trailer	$d(2) < 2.1m$ or $d(1) < 2.1m$ or $d(1) > 3.2m$ axles = 4 & groups>2		
8	ART5	5	>2	Five axle articulated vehicle or Rigid vehicle and trailer	$d(2) < 2.1m$ or $d(1) < 2.1m$ or $d(1) > 3.2m$ axles = 5 & groups>2		
9	ART6	>=6	>2	Six (or more) axle articulated vehicle or Rigid vehicle and trailer	axles=6 & groups>2 or axles>6 & groups=3		
10	BD	>6	4	B-Double or Heavy truck and trailer	groups=4 & axles>6		
11	DRT	>6	5	Double road train or Heavy truck and two trailers	groups=5,6 & axles>6		
12	TRT	>6	>6	Triple road train or Heavy truck and three (or more) trailers	groups>6 & axles>6		
14	M/C	2	1 OR 2	Motorcycle	$d(1) >= 1.18m, d(1) <= 1.7m$ & axles=2		Light
15	CYCLE	2	1 OR 2	Cycle	$d(1) < 1.18$ & axles=2		

	Eastbound	Westbound
Total	2094	1845
Mean Speed	30	32.7
85%	37.1	39.1



SITE: Mill Lane, Great Brickhill

LOCATION: Attached to telegraph pole

GRID REFERENCE: 51.970299, -0.703557

DIRECTION: EASTBOUND

SPEED LIMIT: NSL

22 March 2023

Time [--	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Cls 12	Cls 14	Cls 15	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	16.1	-
0500	3	2	0	1	0	0	0	0	0	0	0	0	0	0	0	29	-
0600	8	2	0	6	0	0	0	0	0	0	0	0	0	0	0	27	-
0700	14	9	1	1	2	0	1	0	0	0	0	0	0	0	0	29.6	39.3
0800	40	37	0	3	0	0	0	0	0	0	0	0	0	0	0	34.2	40.7
0900	20	11	0	7	0	1	0	0	1	0	0	0	0	0	0	29.4	37.7
1000	15	12	0	3	0	0	0	0	0	0	0	0	0	0	0	31.5	41.2
1100	27	23	0	4	0	0	0	0	0	0	0	0	0	0	0	31	38.8
1200	15	10	0	3	0	0	0	0	1	0	0	0	0	0	1	27.5	36.7
1300	12	7	0	3	1	0	0	0	0	0	0	0	0	0	1	25.9	34.9
1400	26	22	0	2	0	0	0	0	0	0	0	0	0	0	2	31	37.2
1500	24	19	0	5	0	0	0	0	0	0	0	0	0	0	0	31.3	37.2
1600	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	29.5	35
1700	36	32	0	4	0	0	0	0	0	0	0	0	0	0	0	31.3	39.9
1800	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	33.3	-
1900	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	29.8	-
2000	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	41.9	-
2100	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	29.8	-
2200	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	32.6	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
07-19	253	206	1	35	3	1	1	0	2	0	0	0	0	0	4	31	37.7
06-22	266	212	1	42	3	1	1	0	2	0	0	0	0	0	4	30.9	37.7
06-00	267	213	1	42	3	1	1	0	2	0	0	0	0	0	4	30.9	37.7
00-00	271	215	1	43	3	1	1	0	2	1	0	0	0	0	4	30.8	37.6

23 March 2023

0500	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30.7	-
0600	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	25.8	-
0700	21	13	0	6	0	0	2	0	0	0	0	0	0	0	0	0	29.4	37.7
0800	38	33	0	5	0	0	0	0	0	0	0	0	0	0	0	0	35.7	42.7
0900	28	16	0	12	0	0	0	0	0	0	0	0	0	0	0	0	27	33.9
1000	22	19	0	3	0	0	0	0	0	0	0	0	0	0	0	0	30.8	40.3
1100	43	37	1	4	0	1	0	0	0	0	0	0	0	0	0	0	29.7	38.3
1200	32	30	0	2	0	0	0	0	0	0	0	0	0	0	0	0	28.5	32.8
1300	28	24	0	4	0	0	0	0	0	0	0	0	0	0	0	0	27.5	32.8
1400	33	31	0	2	0	0	0	0	0	0	0	0	0	0	0	0	31.1	36.3
1500	42	38	0	4	0	0	0	0	0	0	0	0	0	0	0	0	28.8	36.8
1600	45	41	0	3	0	0	0	0	0	0	0	0	0	0	0	1	29.8	37.4
1700	33	30	0	3	0	0	0	0	0	0	0	0	0	0	0	0	28.6	36.6
1800	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27.5	33
1900	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29.3	-
2000	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26.3	-
2100	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	27.3	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
07-19	377	324	1	48	0	1	2	0	0	0	0	0	0	0	0	1	29.8	37.2
06-22	389	331	1	53	0	1	2	0	0	0	0	0	0	0	0	1	29.7	37
06-00	389	331	1	53	0	1	2	0	0	0	0	0	0	0	0	1	29.7	37
00-00	390	332	1	53	0	1	2	0	0	0	0	0	0	0	0	1	29.7	37

25 March 2023

Time [--]	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Cls 12	Cls 14	Cls 15	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0600	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	33	-
0700	7	6	0	0	0	0	1	0	0	0	0	0	0	0	0	25	-
0800	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	31.1	-
0900	27	23	0	3	0	0	0	0	0	0	0	0	0	0	1	29.4	39.1
1000	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	27.9	33.3
1100	45	43	0	2	0	0	0	0	0	0	0	0	0	0	0	28.8	32.9
1200	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	27.9	33
1300	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	30.3	35.5

2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
07-19	99	90	0	5	0	0	0	0	0	0	0	0	0	0	0	0	4	27.4	33.2
06-22	104	94	0	6	0	0	0	0	0	0	0	0	0	0	0	0	4	27.4	32.8
06-00	106	95	0	7	0	0	0	0	0	0	0	0	0	0	0	0	4	27.2	32.6
00-00	109	98	0	7	0	0	0	0	0	0	0	0	0	0	0	0	4	27.5	33.3

27 March 2023

Time [--	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Cls 12	Cls 14	Cls 15	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	24.1	-
0500	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	29.7	-
0600	23	17	1	3	1	0	1	0	0	0	0	0	0	0	0	30.2	38
0700	40	37	0	3	0	0	0	0	0	0	0	0	0	0	0	36.3	46.5
0800	19	11	1	6	0	0	0	0	1	0	0	0	0	0	0	30.5	37
0900	24	20	0	4	0	0	0	0	0	0	0	0	0	0	0	27.6	31.3
1000	22	19	0	2	0	0	0	0	1	0	0	0	0	0	0	27.7	37.2
1100	28	24	0	3	0	0	0	0	0	0	0	0	0	1	0	28	37
1200	11	7	0	4	0	0	0	0	0	0	0	0	0	0	0	30.3	36.3
1300	38	29	0	8	0	1	0	0	0	0	0	0	0	0	0	30.1	36
1400	22	20	0	2	0	0	0	0	0	0	0	0	0	0	0	31.1	39.3
1500	30	28	0	1	0	0	0	0	0	0	0	0	0	1	0	29.3	35.5
1600	43	41	0	1	0	0	0	0	1	0	0	0	0	0	0	31.5	37.9
1700	12	11	0	0	0	0	0	0	0	0	0	0	0	0	1	32.1	43.5
1800	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	29.2	-
1900	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	25.3	-
2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2300	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	31.2	-
07-19	292	250	1	34	0	1	0	0	3	0	0	0	0	2	1	30.7	38
06-22	319	271	2	37	1	1	1	0	3	0	0	0	0	2	1	30.6	37.9
06-00	320	271	2	38	1	1	1	0	3	0	0	0	0	2	1	30.6	37.9
00-00	323	272	2	40	1	1	1	0	3	0	0	0	0	2	1	30.5	37.8

28 March 2023

Time [--	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Cls 12	Cls 14	Cls 15	Mean	Vpp 85	
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	
0100	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	33.7	-	
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	
0400	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	21.9	-	
0500	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	25.8	-	
0600	28	23	1	2	0	0	2	0	0	0	0	0	0	0	0	31.2	40.8	
0700	62	55	0	7	0	0	0	0	0	0	0	0	0	0	0	34.7	42.7	
0800	19	16	0	3	0	0	0	0	0	0	0	0	0	0	0	28.5	37.1	
0900	20	13	0	7	0	0	0	0	0	0	0	0	0	0	0	30.6	35.8	
1000	19	16	0	3	0	0	0	0	0	0	0	0	0	0	0	29.6	35.2	
1100	21	17	0	3	0	0	0	0	1	0	0	0	0	0	0	29.5	36.9	
1200	19	13	2	3	0	0	0	1	0	0	0	0	0	0	0	27.1	31.5	
1300	32	28	1	3	0	0	0	0	0	0	0	0	0	0	0	31.1	38.6	
1400	30	24	0	6	0	0	0	0	0	0	0	0	0	0	0	28.6	35.3	
1500	38	35	0	3	0	0	0	0	0	0	0	0	0	0	0	29.7	34.5	
1600	47	45	0	2	0	0	0	0	0	0	0	0	0	0	0	31.7	37.9	
1700	15	14	0	1	0	0	0	0	0	0	0	0	0	0	0	29.6	34	
1800	6	5	0	1	0	0	0	0	0	0	0	0	0	0	0	33.5	-	
1900	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	29.5	-	
2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	
2100	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	36.2	-	
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	
2300	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	27.6	-	
07-19	328	281	3	42	0	0	0	1	1	0	0	0	0	0	0	30.8	37.8	
06-22	364	312	4	44	0	0	2	1	1	0	0	0	0	0	0	30.9	37.9	
06-00	365	312	4	45	0	0	2	1	1	0	0	0	0	0	0	30.9	37.9	
00-00	371	313	4	50	0	0	2	1	1	0	0	0	0	0	0	30.8	37.9	



SITE: Mill Lane, Great Brickhill

LOCATION: Attached to telegraph pole

GRID REFERENCE: 51.970299, -0.703557

DIRECTION: WESTBOUND

SPEED LIMIT: NSL

22 March 2023

Time [--	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Cls 12	Cls 14	Cls 15	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	40.6	-
0500	5	3	0	1	1	0	0	0	0	0	0	0	0	0	0	30.2	-
0600	15	14	0	1	0	0	0	0	0	0	0	0	0	0	0	32.3	39
0700	21	16	0	2	3	0	0	0	0	0	0	0	0	0	0	29.8	38
0800	29	22	0	5	1	1	0	0	0	0	0	0	0	0	0	36.1	44.5
0900	22	18	0	2	1	0	0	0	0	0	0	0	0	0	1	31.7	41.8
1000	23	17	0	6	0	0	0	0	0	0	0	0	0	0	0	33.9	39.6
1100	14	9	0	5	0	0	0	0	0	0	0	0	0	0	0	32.9	38.9
1200	17	10	0	5	1	0	0	0	0	0	0	0	0	0	1	33.9	43.3
1300	17	12	0	4	1	0	0	0	0	0	0	0	0	0	0	33.8	45.2
1400	11	4	1	5	0	0	0	0	1	0	0	0	0	0	0	32.6	40.2
1500	16	13	0	3	0	0	0	0	0	0	0	0	0	0	0	34	36.2
1600	14	8	0	5	0	0	1	0	0	0	0	0	0	0	0	33.3	45
1700	18	9	0	6	2	0	1	0	0	0	0	0	0	0	0	33.6	42.4
1800	7	5	0	2	0	0	0	0	0	0	0	0	0	0	0	35.8	-
1900	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	34.7	-
2000	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	33.4	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2200	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	30.5	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
07-19	209	143	1	50	9	1	2	0	1	0	0	0	0	0	2	33.4	41.4
06-22	228	161	1	51	9	1	2	0	1	0	0	0	0	0	2	33.4	41.3
06-00	230	162	1	52	9	1	2	0	1	0	0	0	0	0	2	33.3	41.3
00-00	236	166	1	53	10	1	2	0	1	0	0	0	0	0	2	33.3	41.1

23 March 2023

0500	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32.8	-
0600	15	13	0	2	0	0	0	0	0	0	0	0	0	0	0	0	31.1	37.2
0700	20	18	0	1	1	0	0	0	0	0	0	0	0	0	0	0	33.1	42.1
0800	25	23	0	1	1	0	0	0	0	0	0	0	0	0	0	0	36	42.7
0900	34	26	0	8	0	0	0	0	0	0	0	0	0	0	0	0	30.1	38.1
1000	28	23	1	3	0	0	0	0	0	0	0	0	0	0	0	1	28.3	36.9
1100	33	24	0	8	0	1	0	0	0	0	0	0	0	0	0	0	30.6	36.5
1200	28	26	0	2	0	0	0	0	0	0	0	0	0	0	0	0	32.5	36.6
1300	33	24	1	7	0	0	0	0	0	0	0	0	0	0	1	0	31.4	36.2
1400	18	16	0	0	0	0	0	2	0	0	0	0	0	0	0	0	30.6	37.9
1500	28	23	1	4	0	0	0	0	0	0	0	0	0	0	0	0	31.7	37.7
1600	32	29	0	3	0	0	0	0	0	0	0	0	0	0	0	0	31.2	36.7
1700	12	11	0	0	1	0	0	0	0	0	0	0	0	0	0	0	31.7	47.8
1800	8	7	0	1	0	0	0	0	0	0	0	0	0	0	0	0	35.5	-
1900	3	1	0	0	1	0	0	0	0	0	0	0	0	0	1	0	25.9	-
2000	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	-
2100	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	39.6	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2300	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19.8	-
07-19	299	250	3	38	3	1	2	0	0	0	0	0	0	0	1	1	31.6	38.1
06-22	323	269	3	41	4	1	2	0	0	0	0	0	0	0	2	1	31.6	38
06-00	324	270	3	41	4	1	2	0	0	0	0	0	0	0	2	1	31.5	38
00-00	328	274	3	41	4	1	2	0	0	0	0	0	0	0	2	1	31.5	37.9

25 March 2023

Time [--]	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Cls 12	Cls 14	Cls 15	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	30.6	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	30.6	-
0600	4	3	0	0	1	0	0	0	0	0	0	0	0	0	0	28.4	-
0700	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	32.6	37.5
0800	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	34.2	46.3
0900	33	29	0	4	0	0	0	0	0	0	0	0	0	0	0	33.9	39
1000	44	40	1	3	0	0	0	0	0	0	0	0	0	0	0	33.2	39.5
1100	44	40	1	2	0	0	0	0	0	0	0	0	0	0	1	31.9	36.2
1200	38	34	0	4	0	0	0	0	0	0	0	0	0	0	0	32.4	39.9
1300	29	25	0	3	0	0	0	0	0	0	0	0	0	0	1	32.6	37.4

2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
07-19	98	92	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	30.8	36.1
06-22	100	94	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	30.8	36
06-00	100	94	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	30.8	36
00-00	100	94	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	30.8	36

27 March 2023

Time [--	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Cls 12	Cls 14	Cls 15	Mean	Vpp 85
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	35.1	-
0500	14	12	0	1	1	0	0	0	0	0	0	0	0	0	0	33.1	39.6
0600	26	25	0	1	0	0	0	0	0	0	0	0	0	0	0	34.4	39.8
0700	20	16	0	3	0	0	0	0	0	1	0	0	0	0	0	37.7	44.9
0800	27	23	0	4	0	0	0	0	0	0	0	0	0	0	0	33.8	41.9
0900	18	15	0	3	0	0	0	0	0	0	0	0	0	0	0	34.3	42.2
1000	25	17	0	7	0	0	0	0	0	0	0	0	0	0	1	30.1	38.3
1100	26	21	0	5	0	0	0	0	0	0	0	0	0	0	0	31.2	40.2
1200	21	12	0	9	0	0	0	0	0	0	0	0	0	0	0	33.5	42.4
1300	20	17	0	3	0	0	0	0	0	0	0	0	0	0	0	31.8	38.3
1400	33	25	2	5	0	0	1	0	0	0	0	0	0	0	0	32.7	38.6
1500	15	9	0	5	0	0	0	0	1	0	0	0	0	0	0	32.1	47
1600	18	16	0	2	0	0	0	0	0	0	0	0	0	0	0	35.6	43.2
1700	4	3	0	1	0	0	0	0	0	0	0	0	0	0	0	33.8	-
1800	5	4	0	1	0	0	0	0	0	0	0	0	0	0	0	35.8	-
1900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2000	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	25.6	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2300	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	38.4	-
07-19	232	178	2	48	0	0	1	0	1	1	0	0	0	0	1	33.2	41.8
06-22	259	204	2	49	0	0	1	0	1	1	0	0	0	0	1	33.3	40.9
06-00	260	204	2	50	0	0	1	0	1	1	0	0	0	0	1	33.3	40.9
00-00	277	219	2	51	1	0	1	0	1	1	0	0	0	0	1	33.3	40.6

28 March 2023

Time [--	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Cls 12	Cls 14	Cls 15	Mean	Vpp 85	
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	
0100	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	39.4	-	
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	
0400	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	30.4	-	
0500	18	17	0	1	0	0	0	0	0	0	0	0	0	0	0	34.7	42.5	
0600	23	21	0	2	0	0	0	0	0	0	0	0	0	0	0	35.9	43.2	
0700	25	22	0	3	0	0	0	0	0	0	0	0	0	0	0	33.1	38.5	
0800	23	20	0	3	0	0	0	0	0	0	0	0	0	0	0	34.5	42.4	
0900	20	15	0	5	0	0	0	0	0	0	0	0	0	0	0	30.7	36.5	
1000	24	19	0	4	0	0	0	0	1	0	0	0	0	0	0	33	41	
1100	19	13	0	4	0	0	1	1	0	0	0	0	0	0	0	29.6	34.8	
1200	30	21	1	8	0	0	0	0	0	0	0	0	0	0	0	32.6	38.2	
1300	19	14	0	4	0	0	1	0	0	0	0	0	0	0	0	32.4	43.6	
1400	30	22	1	6	1	0	0	0	0	0	0	0	0	0	0	31.3	38.1	
1500	22	17	1	4	0	0	0	0	0	0	0	0	0	0	0	35.1	42.1	
1600	23	19	0	4	0	0	0	0	0	0	0	0	0	0	0	34.4	40.3	
1700	10	9	0	1	0	0	0	0	0	0	0	0	0	0	0	34.2	-	
1800	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	42.6	-	
1900	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	35.6	-	
2000	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	30.3	-	
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	
2200	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	32.5	-	
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	
07-19	247	193	3	46	1	0	2	1	1	0	0	0	0	0	0	32.8	39.1	
06-22	276	220	3	48	1	0	2	1	1	0	0	0	0	0	0	33.1	39.8	
06-00	278	221	3	49	1	0	2	1	1	0	0	0	0	0	0	33.1	39.8	
00-00	303	244	3	51	1	0	2	1	1	0	0	0	0	0	0	33.2	39.8	



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