

## Planning Statement

Rowden Farm, Rowden Farm Lane, Mentmore,  
Buckinghamshire, LU7 0QD

Full Planning Application for Construction of Agricultural  
Building and Extension of Existing Agricultural Track

**S and B James- Rowden Farm Produce**

March 2024

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ISO UKAS accredited 9001, 14001 and 18001

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# 1 BACKGROUND

- 1.1 This statement is produced to support a planning application for the erection of an agricultural building at Rowden Farms and the slight extension of the existing agricultural track to reach the proposed barn. The proposed barn will be used for livestock rearing which includes a milk and feed preparation area, storage, and other associated agricultural uses related to livestock rearing.
- 1.2 This application is seeking a renewal of previous application ref. 15/03170/APP under which the same identical agricultural building was approved. The concrete pads on which to construct the barn were installed in 2019, however these pads were installed in a slightly different location to the approved plans. This application is therefore submitted as renewal of the previous application and consists of the same elevations and building plans, albeit with a slightly revised site and location plans to reflect where the existing pads have been placed.
- 1.3 This planning statement will provide the necessary information to enable the applications determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission in this case.
- 1.4 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents:
- 1:5000 Site location plan – DWG No. 001
  - 1:1000 Proposed Site Plan – DWG No. 002
  - 1:100 Proposed Floorplans and Elevations – DWG No. 0894-15
- 1.5 The relevant application fee will be submitted by the applicant separately via the Planning Portal.

## 2 THE APPLICATION SITE

- 2.1 Rowden Farm is a 16.1 hectare agricultural enterprise that consists primarily of grass and is bounded by hedging on the north and western boundaries. A railway track runs along the eastern boundary with access to the south from Rowden Lane.
- 2.2 The land was reseeded with a GS4 mix (grasses, legumes, herbs, and wildflowers) in 2021. The land is used to graze beef cattle and sheep from May to October, ground conditions allowing.
- 2.3 The site is not located within any Conservation Area and not located near any listed buildings or archaeological sites. The site is located within Flood zone 1 with low risk of surface water flooding and there are no other known constraints.

## 3 PLANNING HISTORY

- 3.1 The relevant planning history that is available online is as follows:
  - 12/2634/AGN – Erection of two agricultural buildings. *No objection – 18 December 2012*
  - 14/01357/COUAR – Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk and flooding for the conversion of an agricultural building to one dwelling. *Prior Approval not Required – 9 July 2014*
  - 14/03520/COUAR – Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk and flooding for the conversion of an agricultural building into three terrace dwellings. *Prior Approval not Required – 1 December 2014*
  - 15/01935/COUAR – Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk and flooding for the conversion of an agricultural building into three terrace dwellings. *Approved – 2 June 2015*
  - 15/03170/APP – Erection of agricultural building for rearing of livestock. *Approved – 14 June 2016*
  - 15/03173/APP – Retention of mobile home. *Refused – 4 April 2018*
  - 16/04221/COUAR – Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of agricultural

building into three dwellinghouses (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b)). *Approved – 20 January 2017*

- 18/02615/ACL – Application for a Lawful Development Certificate for an existing dwelling. *Certificate Issued – 22 February 2019*
- 18/02617/APP – Agricultural Building. *Withdrawn – 10 May 2023*
- 19/04293/APP – Proposed dwelling (Part retrospective). *Refused – 3 March 2020 (Appeal dismissed)*
- 21/02596/AGN – Extension of existing agricultural track. *No objection – 19 July 2021*
- 21/03064/AGN – Creation of soil bund utilising soil to create 1no. bund on eastern boundary. *Refused – 23 August 2021*
- 21/03914/AGN – Creation of soil bund. *Refused – 7 July 2022*
- 22/00036/APP – Change of use from Agriculture to Care Farm and erection of a barn. *Refused – 5 May 2023*
- 22/00826/AGN – Relocate bund from western boundary to southern boundary. *Refused – 5 April 2022*
- 22/02034/AGN – Relocate bund from western boundary to southern boundary. *Refused – 4 July 2022*

## 4 DEVELOPMENT PROPOSAL

- 4.1 The proposal is for the construction of an agricultural barn for use in relation to the rearing of livestock which includes an area for milk and feed preparation, isolation pens, storage and wash down area for biosecurity. A central ‘galley’ will be maintained to allow easy access for machinery.
- 4.2 The proposed building is as previously approved by application ref. 15/03170/APP, consisting of a steel frame with concrete walls 2m high and above the walls clad with Yorkshire boarding/green box profile. The roof will be grey fibre cement.
- 4.3 The location of the barn has been slightly amended from that proposed in 15/03170/APP as seen in the image below, primarily, to align with the existing hedging where the barn will be greater protected from the wind. It will also have a lesser visual impact and be set even farther from any residential dwellings.

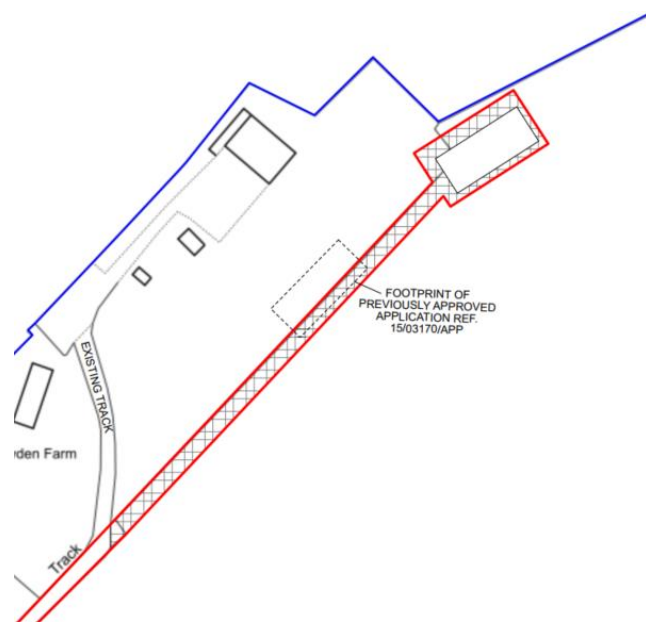


Image 1: Proposed Site Plan

- 4.4 Additionally, as part of this proposal the existing track is proposed to be extended slightly by approx. 150m to reach the barn in this amended location.

## 5 PLANNING POLICY

- 5.1 This section considers the relevant planning policy context in relation to the site and surrounding area.

### National Planning Policy Framework (NPPF)

- 5.2 The NPPF (December 2023) is the governments key planning policy document. It is supported by guidance in the National Planning Practice Guidance (NPPG). Relevant sections are laid out below: -

- Paragraph 8 – Achieving sustainable development
- Paragraph 88 – Supporting a prosperous rural economy
- Paragraph 135 – Achieving well-designed and beautiful places
- Paragraph 159 – Planning for climate change
- Paragraph 180 – Conserving and enhancing the natural environment

### Local Policy

- 5.3 Local planning policy affecting the application site is contained within the Buckinghamshire Council Local Development Plan Framework for Aylesbury Vale. The current Development Plan comprises: -

- The Vale of Aylesbury Local Plan (VALP) 2013 – 2033

5.4 The VALP policies that are of relevance to the proposal are the following: -

- S1 – Sustainable development for Aylesbury Vale
- E9 – Agricultural development
- BE2 – Design of new development
- NE1 – Biodiversity and Geodiversity
- NE8 – Trees, hedgerows, and woodlands

### Supplementary Planning Guidance

5.5 In addition to the above policy and strategy documents, Supplementary Planning Documents (SPD) should also be considered when relevant to a development proposal.

The relevant SPDs for this planning application are the following: -

- Vale of Aylesbury Design SPD

## 6 DESIGN AND ACCESS MATTERS

6.1 **Use and Amount:** The proposed barn will provide space for the rearing of livestock which includes milk and feed preparation, storage and wash down facility, and other associated agricultural uses. It will be used all year-round.

6.2 **Layout and Design:** The barn will be open plan with a maintained central 'galley' that allows easy access for machinery.

6.3 The design consists of a steel frame with concrete walls 2m high and then clad with Yorkshire boarding/green box profile, above this. The roof will be grey fibre cement

6.4 **Scale:** The barn will be 12.7m by 30m with a height of 5.6m. The height is similar to the other agricultural building onsite but will provide a larger floorspace to allow the rearing of livestock, preparation of feed and storage for medical supplies, isolation pens, washdown area for equipment associated with feeding all under one roof. There is no other sheltered space for these uses on the farm.

6.5 **Access:** The site will be accessed from Rowden Farm Lane on the existing agricultural track. An extension to the track is proposed to allow for a hardstanding access to the barn.



## 7 PLANNING CONSIDERATIONS

7.1 Every planning application needs to ensure it addresses the material planning considerations related to the specifics of that site and the proposal.

7.2 **Principle of Development:** Policy E9 of the Local Plan states:

*'The development of new agricultural buildings or extensions of existing building will be permitted where all the following criteria are met:*

- a. *The development is necessary for the purposes of agriculture on the unit or locally where facilities are to be shared*
- b. *The size is commensurate with the needs of the holding*
- c. *There are no existing buildings on the unity which are capable of re-use, and*
- d. *The use of the building would not unreasonably harm any aspect of the amenity of nearby residents'*

7.3 The development is necessary to allow for the expansion of the business and to improve facilities for livestock rearing and for the associated storage to be contained within a single building, as the other agricultural building on site is not large enough to accommodate this use and is unsuitable in its design. As such the proposal in accordance with parts a, b, and c of the above policy, and of course was previously considered acceptable, in principle, with the granting of consent ref. 15/03170/APP

7.4 Additionally, the holding is 16.1 hectares with the majority of the buildings associated with the agricultural use, all grouped on the western edge of the site. The proposed building will be set adjacent to the existing buildings alongside the hedge. This is a distance greater than 400m and will not impact neighbouring residential amenity in accordance with part d of policy E9.

7.5 Furthermore, the proposed barn is the same design and layout of the previously approved application ref. 15/03170/APP. The use of the barn remains the same which is for rearing livestock which includes a milk and feed preparation area, but remains an agricultural use associated with farming and rearing of cattle and sheep. The siting of the proposed barn has been moved to border the boundary in order to be better sheltered from the wind, which has increased yearly in strength, and provides some shelter to this part of the field, doubly acting as a wind break.

- 7.6 In light of the above, it is recognised that the proposal is considered acceptable in principle as it is in compliance with policy E9 of the Local Plan and is similar in principle to a previously approved application.
- 7.7 **Design and Character:** Policy BE2 highlights the design of new development to ensure proposals fit with the scale and context of the surroundings. The proposed materials match the existing buildings on the site and the siting of the building is adjacent to existing building and will not block any views across the land, which is rural in character and therefore fully in accordance with policy BE2.
- 7.8 **Trees and Landscaping:** No trees or hedgerows are required to be removed to facilitate the proposal. As such, no harm to any existing landscaping on site will occur.
- 7.9 **Flooding:** The site is located within Flood Zone 1 with low levels of surface water flooding. The area of proposed development is less than 1 hectare and therefore no Flood Risk Assessment is required. The proposals would therefore not give rise to increased flood risk.
- 7.10 **Community Infrastructure Levy:** The Aylesbury Vale area has no CIL charge and therefore the proposal is not CIL liable.

## 8 CONCLUSIONS

- 8.1 This statement has demonstrated that the proposed development is acceptable in principle, with regard to policy E9 of the Local Plan and highlighted paragraphs of the NPPF. The proposal would constitute a high-quality development, consisting of a new agricultural building to provide the facility for the rearing of livestock to include a milk and feed preparation area, storage, and a cleaning area associated with cattle and sheep farming.
- 8.2 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.
- 8.3 Should the application be granted, the applicant is aware that suitably worded conditions may be attached to the decision, which meet the relevant NPPF tests. The applicant is happy to discuss these with the Council during the processing of this application should they be necessary.