

Ms. Cathy Knott
Parish Clerk
Evenley Parish Council
Parish Office
10 Orchard Place
Westbury
Northamptonshire
NN13 5JT

BY EMAIL

24th November 2020

Email – Clerk@evenleypc.org.uk

Dear Ms. Knott

Re. South Northamptonshire District Council Planning Application Reference S/2020/1932/FUL – Erection of Agricultural Building and Associated Works

I write in respect of the above planning application and further to your email dated 10th November 2020 and subsequent letter to our client Mr Whiteley dated 18th November 2020.

Please accept my apologies for the delay in contacting you. I have now had an opportunity to discuss the matter with Mr Whiteley and my colleagues in Berrys' Land Agency Department. With reference to the questions set out in your email and letter in relation to the application, I comment as follows by way of clarification:

1. Please find attached a copy of a Site Location Plan which illustrates the extent of Mr Whiteley's land holding for your information. As you will see, the land holding extends across a broad north-south axis from the northern side of Mixbury Road to north of the River Great Ouse along its northern boundary. The land holding is situated on the eastern and north-eastern side of Evenley and incorporates predominately grassland and with an area of established and mature woodland towards the centre of the holding. The application seeks full planning permission for the erection of an agricultural building within an agricultural holding. Under the provisions of the General Permitted Development Order (GPDO) 2015 (as amended) and other long-standing legislation, an agricultural holding is held to be a minimum of 0.4 hectares. Clearly Mr Whiteley's holding extends to a far greater extent than this. As explained in the accompanying Planning Statement to the planning application, detailed planning permission is being sought in this instance purely because the application site lies within 3.0 km of an operational airfield (RAF Croughton). As such, the site does not benefit from permitted development rights under the provisions of the GPDO and Mr Whiteley has had no alternative but to apply for detailed planning permission in this instance. However, the extent of his land ownership is of sufficient size to be considered as a fully functional and operational agricultural land holding.

2. All of the land that forms the agricultural holding is predominately farmed by the land-owner and applicant, Mr. Whiteley and his family. There is a very small portion of the land which is farmed on licence to Mr. Charles Reader. The portion of land which is farmed on licence by Mr. Reader is illustrated on the accompanying Site Location Plan as the area of land comprising the north-eastern corner of the entire holding (which totals approximately 3.21 ha. in size). This year Mr. Reader farms this part of the land on an Annual Pasture/Grassland Licence which runs from April to December. Such licences are granted for short temporary time periods only.

The rest of the holding is entirely farmed and managed by the land owner and applicant Mr. Whiteley. It is partly because of the extensive size of the holding which is directly owned, managed and operated by Mr Whiteley that the requirement for the new building has arisen. I trust that this makes sense and is in order.

3. The dimensions of the proposed agricultural building (including height to the eaves and ridge) have been designed to meet Mr. Whiteley's requirements for general agricultural storage purposes. It is necessary for Mr. Whiteley to store his agricultural vehicles, trailers, plant and equipment and crop/produce storage) required as part of the operation of the farm holding. Some of the plant and machinery required (which can include balers and chasers) is of substantial height. It is noted that Mr. Whiteley is willing to reinforce the existing vegetation and treelines with additional planting (along the northern, eastern and southern site boundaries) with 5.0-metre wide planting. This will help to further screen the proposed building from most public vantage points and assist with the assimilation of the building in its countryside and rural setting. It is fully anticipated that any planning permission which may be granted by South Northamptonshire District Council will have appropriate landscaping conditions attached in any case. Mr. Whiteley is willing and happy to accept such conditions.
4. The location of the site was selected following careful consideration of the ensuring that the building is sited in the best and most effective location within the holding, taking into account a number of factors. The primary factor for choosing the site location was for security reasons. As you will be aware, the site lies within proximity to the applicants' farmhouse and other houses within Evenley. Moreover, the only access to and from the site requires travelling through the village. Although siting of the agricultural building will only result a negligible increase in traffic movements to and from the building, its location will reduce the risk of crime (such as theft, break-ins, vandalism, anti-social behaviour, etc.) due to the passive surveillance afforded by the existing houses in Evenley on the proposed access route to the building. Moreover, the site was chosen because of the existing established treelines and mature planting along the eastern and western boundaries, but particularly the southern boundary, of the site. It is considered that the site is already well screened and is therefore a logical

location for a new agricultural building. In addition to this, as noted above, Mr Whiteley is willing to agree to conditions to add further planting along the site boundaries to reinforce the landscaping as necessary. Finally, we note your point regarding the waterlogged nature of the site. However, we understand that the site is located within Flood Zone 1 of the Environment Agency's Indicative Flood Risk Map (for both fluvial and groundwater flooding risk) and is therefore in an area at lowest risk of flooding. However, please be assured that the proposed building and associated works will be accompanied by appropriate drainage solutions as necessary.

As regards the function and operation of Mr Whiteley's holding, we can confirm that it is an agricultural holding. Although historically a few horses have been kept on the site, in reality this use has been 'de minimis'. At the current time it is understood that there is a single horse kept on the land. The reality is that the land entirely comprises an agricultural holding. Mr Whiteley's land is registered as an agricultural holding and this is demonstrated by the agricultural grants the holding is entitled to each year.

I trust you find the above of assistance and provides broad clarification in respect of the matters you raise. With the additional information provided by way of this letter and the offer to provide additional landscaping, etc. to help address the visual impact of the proposed building, we would hope that you are able to support the application.

However, if you have any additional queries in relation to the application, please do not hesitate to contact me.

Yours faithfully



Ian Taylor BA (Hons) MA MRTPI
Senior Planning Consultant
For and on behalf of Berrys
DDI: 01536 532 384
Mobile: 07384 467425
ian.taylor@berrys.uk.com

enc: Site Location Plan

cc. Ms. Cathy Ellis
Ms. Jeannie Morgan
Mr. Charles Reader