

Application 11/01599/F	No:	Ward: Hook Norton	Date Valid: 20.10.11
Applicant:	Ray Gasson		
Site Address:	Redlands Farm, Sibford Road, Hook Norton, Banbury		

Proposal: New cubicle building and new young stock building

1. Site Description and Proposal

- 1.1 The application relates to a 320 hectare dairy farm located to the north of Hook Norton on the Sibford Road. The site lies within an area of High Landscape Value, but outside the Hook Norton Conservation Area. The site is just beyond the built up limits of the village and there are two agricultural workers dwellings immediately to the north and south of the farm which are occupied by employees of the farm.
- 1.2 Redlands Farm accommodates a herd of 400 dairy cows, which are currently accommodated within the existing buildings. Whilst a new cubicle building was constructed in 2003 (application 02/00160/F refers) together with a new milking parlour and calf housing in order to achieve the required animal welfare standards, improved functionality and efficiency, this building does not accommodate the whole milking herd. The older cubicle buildings on the farm (to the north) are therefore still in use, however these are over 30 years old and do not meet the required current space and ventilation standards.
- 1.3 The proposal is therefore to demolish the two older cubicle buildings and replace them with a new larger cubicle building similar to the one constructed in 2003. In addition, a new young stock building is proposed which would be positioned to the north of the proposed cubicle buildings. This would be located just beyond the envelope of the current buildings on pasture land, but situated to the rear of Ashtree House (agricultural workers dwelling).
- 1.4 The new buildings would be steel framed with concrete panels to the lower levels and timber boarding above. The roofs would be covered with fibre cement and the cubicle buildings would have a vented roof. The cubicle building would have a floor area of approximately 2200sqm and a ridge height of 8.7m and the new young stock building would have a floor area of approximately 600sqm and a ridge height of 6.8m.

2. Application Publicity

- 2.1 The application has been publicised in the local press and via a site notice posted at the site. The final date for comment was 24 November 2011. No representations have been received from third parties as a result of this publicity.

3. Consultations

- 3.1 **Hook Norton Parish Council** has not commented on the application to date.
- 3.2 **Local Highway Authority** raises no objections
- 3.3 **Local Drainage Authority** raises no objections but comments that all roof and surface water run off must go to a soakaway or SUDs feature within the site and not drain to the highway. New hardstandings must be SUDs compliant
- 3.4 **Cherwell District Council's Anti Social Behaviour Manager** raises no objections based on no increase to the herd and no history of complaints about manure or slurry management
- 3.4 **Cherwell District Council's Landscape Officer** raises no objections
- 3.5 **Cherwell District Council's Ecologist** raises no objections
- 3.6 **Cherwell District Council's Environmental Protection Officer** raises no objections
- 3.7 **Environment Agency** considers the proposal to have a low environmental risk
- 3.8 **Thames Water** raises no objections in relation to water and sewerage infrastructure, some planning informatives are recommended in relation to surface water drainage and any potential connection to a public sewer.

4. Relevant Planning Policies

- 4.1 **National Planning Guidance**
 - PPS1: Delivering Sustainable Development
 - PPS7: Sustainable Development in Rural Areas
 - PPS9: Biodiversity and Geological Conservation
 - PPG13: Transport
- 4.2 **South East Plan 2009**
 - CC1: Sustainable Development
 - CC6: Sustainable Communities and Character of the Environment
 - NRM4: Sustainable Flood Risk Management
 - NRM5: Conservation and Improvement of Biodiversity
- 4.3 **Adopted Cherwell Local Plan**
 - AG2: Construction of Farm Buildings
 - C7: Landscape Conservation
 - C13: Area of High Landscape Value
 - C28: Layout, design and external appearance
 - C30: Design and Amenity

5. Appraisal

- 5.1 The key issues for consideration, which are discussed below, are:

Principle
Landscape Impact
Transport Impact
Drainage/Waste
Residential Amenity
Ecology

5.2 Principle

- 5.2.1 PPS7 supports agricultural proposals which, amongst other criteria, enable farming and farmers to become 'more competitive, sustainable and environmentally friendly, adapt to new and changing markets and to comply with changing legislation and associated guidance'. The proposals at Redlands Farm are a reaction to current legislation in relation to animal welfare and will assist with becoming more sustainable and therefore competitive. The proposal for a replacement cubicle building and new young stock building therefore is acceptable in principle in accordance with PPS7 and Policy AG2 of the adopted Cherwell Local Plan as the new buildings will assist in supporting the dairy business.

5.3 Landscape Impact

- 5.3.1 Whilst the existing buildings are visible from the access into the farm from the Sibford Road, they form a typical modern working farm complex. Furthermore, the natural screening consisting of a tree and hedgeline assists with reducing the visual impact of the buildings. To the south, further screening reduces the visibility of the building on approach to the site from the village, and to the north and east where the buildings can be viewed, this is over longer distances and the buildings are not sited prominently within the landscape.
- 5.3.2 The proposed buildings would be of a comparable scale and appearance to the existing buildings and constructed in similar materials. Furthermore the new buildings would retain the compact layout of the existing buildings. The Council's Landscape Officer raises no objections to the proposal for these reasons and as such it is considered that the proposal would not cause harm to the topography or the character of the surrounding landscape and would conserve the designated Area of High Landscape Value in accordance with Policies C7 and C13 of the adopted Cherwell Local Plan.

5.4 Design/Appearance/Scale

- 5.4.1 The buildings are of modern design suitable for their purpose and in keeping with the existing buildings on site in terms of their design, scale, appearance and materials. The new cubicle building would be slightly taller to the ridge than the existing main building, however not to an extent that would render it more prominent. It is considered that the buildings would be appropriate in terms of their visual impact upon the surrounding area and as such the proposal complies with Policy CC6 of the SEP and Policy C28 of the adopted Cherwell Local Plan.

5.5 Transport Impact

- 5.5.1 As the proposed buildings are to accommodate the existing herd in line with current welfare standards rather than to accommodate increased numbers in the dairy herd,

the proposal would not result in greater activity on the farm or increased milk production which would subsequently affect deliveries and collections to and from the farm. For this reason, the proposal would have a neutral impact upon vehicular movements and therefore would not result in any greater activity on the local highway. The Local Highway Authority raises no objections and it is considered that the proposal complies with PPG13.

5.6 Drainage/Waste

5.6.1 Oxfordshire County Council as Drainage Authority has advised that no roof run off or surface water run off shall drain to the highway and instead drainage shall be provided within the site and be compliant with SUDs principles. For this reason an appropriate condition is recommended to ensure that such drainage is achieved.

5.6.2 With regard to the management of waste on the site, the dairy activity will be managed in the same way as it currently is. The site includes a slurry pit which is emptied at appropriate intervals and as herd numbers would remain the same, there would be no requirement for increased provisions for the management of waste on the site.

5.7 Residential Amenity

5.7.1 There are no independent dwellings that are situated immediately adjacent to the farm (the nearest is 150m to the south). As such the proposed buildings would not result in harm to residential amenity by way of loss of light or being over bearing.

5.7.2 As the numbers in the herd would remain the same, together with milk production and waste, the proposal would have no greater impact on residential amenity in terms of noise and smells emanating from the site. As set out by the Council's Anti Social Behaviour Manager, there is no history of any complaints about the management of the site from neighbouring properties. HPPDM is therefore satisfied that the proposal would not cause harm to residential amenity in accordance with Policy C30 of the adopted Cherwell Local Plan.

5.8 Ecology

5.8.1 Due to the location of the proposed cubicle building on the site of the existing older buildings, the method of construction of the existing buildings and the proposed siting of the new young stock building on existing pasture land, there is very little likelihood of the proposal resulting in any unacceptable ecological impacts, and the Council's Ecologist raises no objections. As such the proposal complies with PPS9, Policy NRM5 of the South East Plan and Policy C1 of the adopted Cherwell Local Plan.

6. Recommendation

Approval, subject to

a) the following conditions:

1. S.C. 1.4a [Time Limit]

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| 2. | Plans Condition: Application forms, Design and Access Statement and drawings numbered 01830-00-A-01, 01830-00-A-02, 01830-01-A-02, 01830-01-A-01 and 01830-02-A-01 |
| 3. | S.C. 4.21aa [Surface/Foul Water Drainage] |
| 4. | S.C. 4.22aa [No Surface Water Drainage to Highway] |

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