

Planning, Design & Access Statement

In respect of a
Planning Application for a
Agricultural Storage Building
At
White Hill Farm,
Remenham Church Lane,
Remenham, Henley on Thames.
RG9 3EX.

July 2025

Introduction.

Hilro Consulting Ltd who are specialist Agricultural Building and Planning Consultants, acting as agents for Copas F S , have been instructed to submit a Prior Notification Application under Class A , Part 6 of Schedule 2 of the Town & Country (General Permitted Development Order) 2015 as amended, relating to an agricultural barn (450m²) being erected at White Hill Farm, Henley on Thames , as to whether prior approval is required.

This Report assesses the agricultural merits of the new storage building and has been determined after an extensive site visit and detailed discussions with Mr Copas , the family having farmed at WHF for some 40+ years.

Enclosed with this Planning application are;

1. Background
2. Regard to the criteria set out in Class A , Part 6 of the GDPO 2015
3. Notes on existing Machinery and Implement Storage Facilities
4. Usage and size of proposed building -450m²
5. Access, Security and Storage in Situ
6. Location & Site Plan
1:1250
RPA Maps & documentation
Photograph of site
7. Appearance
Sketch Showing Elevations, Footprint.
8. Summary.
9. Elevations – Planning Drawings.(Hilro Copas WHF)
10. Application Form & Planning Fee - Online

1. Background

App Name: T A Copas Family Settlement – Agricultural Holding No. (AG. No. 02/073/0054)

Mr Copas's holding of approx. 800 acres comprises a number of farms and agricultural holdings with White Hill Farm (WHF) being the focal base for farming in Henley. Agriculturally, WHF houses part of the seasonal turkey production together with farm straw storage.

WHF in ground usage terms is mainly laid to quality pasture, grassland and arable as defined by the RPA maps. A significant hay & straw crop is cut annually with the grasslands being grazed by cattle , sheep and Turkeys.

A variety of machines are required to maintain the farmland, all of which have a high value and require covered storage.

The last agricultural building erected at White Hill Farm was under the Prior Approval
App. No. 200765 : 27.4.2020

2. Regard to the criteria set out in Class A , Part 6 of the GDPO 2015

Part 6 -A – The agricultural land in the agricultural Unit is in excess of 5 ha.

Hectares 324 in total

A- Limbs(a)&(b)- the proposal for a new agricultural barn falls within the permitted development criteria as set out in limbs(a) works for the erection of a new building and limb(b) -excavation and engineering operations.

In respect of Part 6 -A.1-

- (a) The development would be carried out on a parcel of land in excess of 1 ha.
- (b) The proposal does not consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph of Part 3 of this schedule) where development under class Q or S of Part 3 (Changes of Use) of this schedule has been carried out within a period of 10 years ending with the date on which development under Class A (a) begins.
- (c) The proposed barn is to be used for agricultural purposes and does not consist of the or include the erection, extension, or alteration of a dwelling.
- (d) Prior approval is sought for an agricultural barn that shall be used for the agricultural purposes for the storage of daily use farm machinery, fertilisers , implements.
- (e) The ground area covered by the proposed building would not exceed 1500m² , the proposal being 450m²,below the 1500m² threshold.

- (f) The building would not be within 3km perimeter of an aerodrome.
- (g) The proposed ridge height would not exceed the 12m threshold as shown on the submitted architectural drawings – Drawing Ref No. MT/1571/1. The maximum proposed ridge height is 7.5m
- (h) The proposed location of the barn is not within 25m of a metalled part of a trunk road or classified road.
- (i) The proposal is not for the erection of a building that will be used for the purposes of accommodation of livestock, for the storage of slurry or sewage waste within 400m of a protected building.
- (j) The proposal would not involve excavations or engineering operations on or over article 2 (4) land connected with fish farming
- (k) Any building for storing fuel or waste from a biomass or an anaerobic digestion system or used for storing of waste not produced by that boiler or system or for the storing of fuel not produced on land within the unit or would be within 400m of the curtilage of a protected building.

3. Existing Machinery and Implement Storage Facilities at White Hill Farm.

Currently, White Hill Farm has no dedicated full year covered facility to store machinery, implements and fertilisers. The straw barn built (App No. 200765) provides limited usage for storage when the straw store is depleted. A dedicated storage barn would provide secure on site storage for all the farm machinery, fertilisers and small tools/ implements required to maintain the farm as it stands.

4. Use and size of Proposed Building – Machinery, Fertiliser and Implement Storage 450m²

The new building will be used to store farm machinery , fertilisers and associated implements for daily farm use. The Elevation drawings define perimeters and ridge measurements.

5. Access, Security and Storage in Situ

Access to White Hill Farm is well documented and will not alter. Shown on Location Plan

There have been well publicised security issues regarding farm machinery and intruders at White Hill Farm, the new fencing and gated access has been implemented to deter non bona fide visitors.

The new machinery Barn has been located at the rear of the site to avoid any unwarranted attention. Recent NFU studies found the incidence of theft relating to Farm Machinery in the locality and nationwide is increasing year on year.

6. Location and Site Plan

The siting of the building is defined and marked (Red) on the application location plan together with the extent of the boundaries relating to holding (Blue). The building has been located to the rear of the site on an area of hardstanding to facilitate year round access.

7. Appearance

The proposed elevations shown on the scaled planning drawing (White Hill Farm Elevation Drawings) together with the materials defined are typical of a rural storage building.

A profiled fibre cement roof will sit upon a standard portal steel framed structure. The building will be clad in box profile steel sheeting, lapping a perimeter ring of pre-stressed concrete panels. (Sketch Attached)

All building Specifications designed to comply with BS5502 – 22 and Eurocode 3. All steelwork to be manufactured to comply with CE marking standards laid out in BS EN 1090 to Exec Class 2.

8. Summary

This planning application is for a daily use Agricultural Storage Barn located within the farmyard confines of White Hill Farm, the barn given the criteria laid out above is considered reasonably necessary and fit for purpose.

Accordingly, and given the above, I trust that you will agree that the details of the proposal comply with the criteria set out in Class A- Part 6 of Schedule 2 of the Town & Country Planning (General Development) Order 2015.

If any other information is required, we would be pleased to assist.