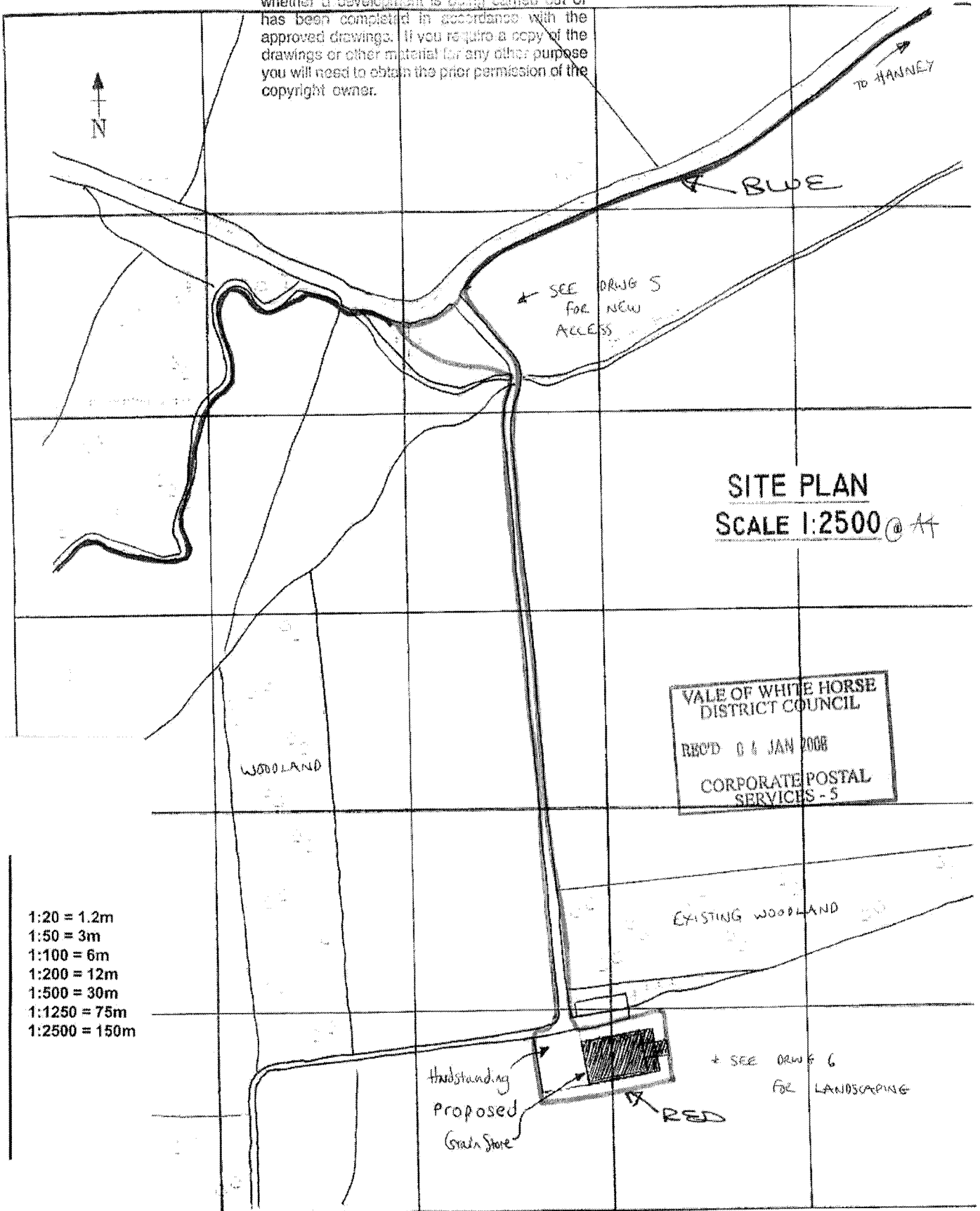


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APPENDIX 1



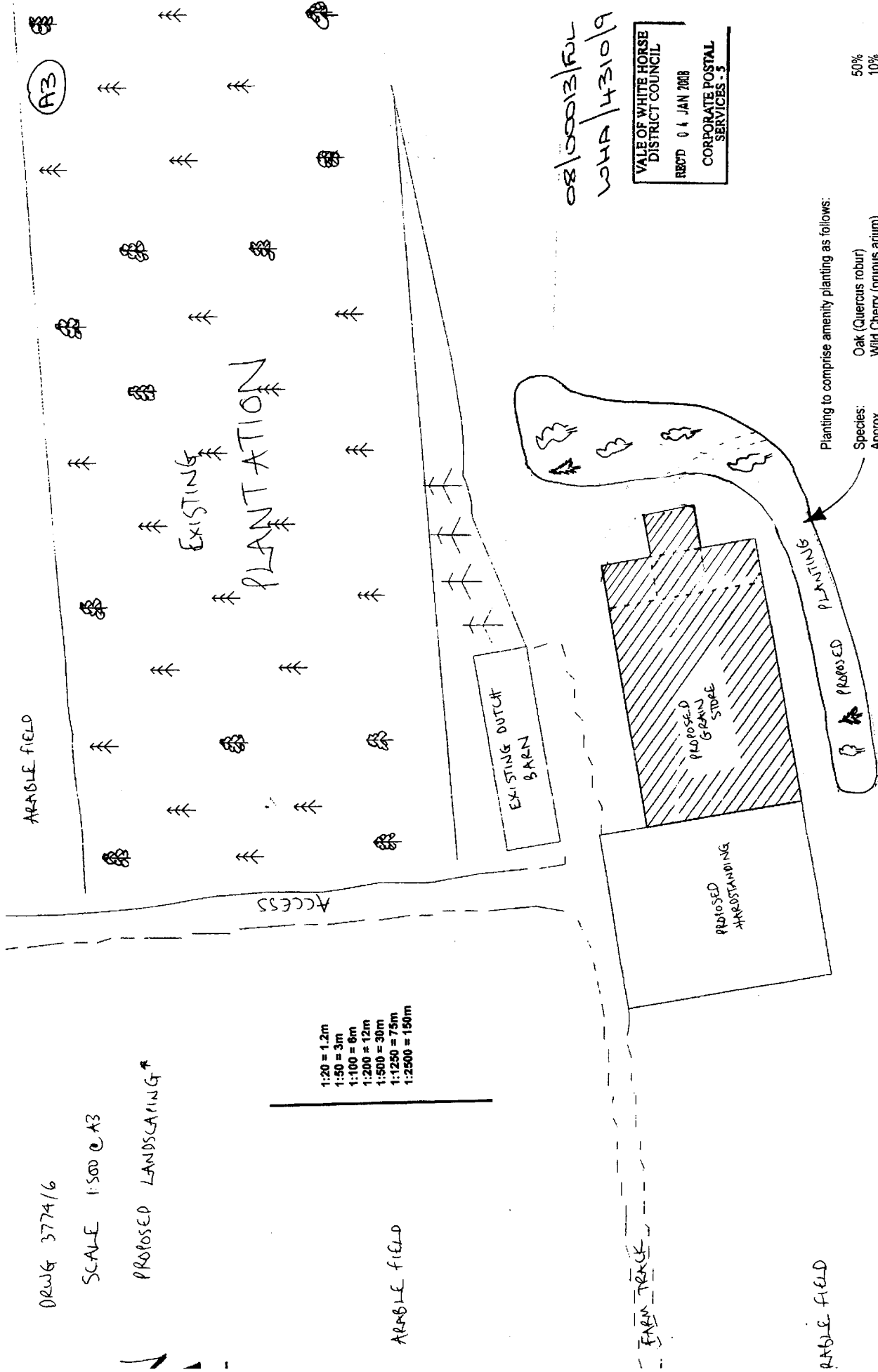
SITE PLAN
SCALE 1:2500 @ AT

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 04 JAN 2008
CORPORATE POSTAL
SERVICES - 5

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

DRWG 3774/1

APPENDIX 1

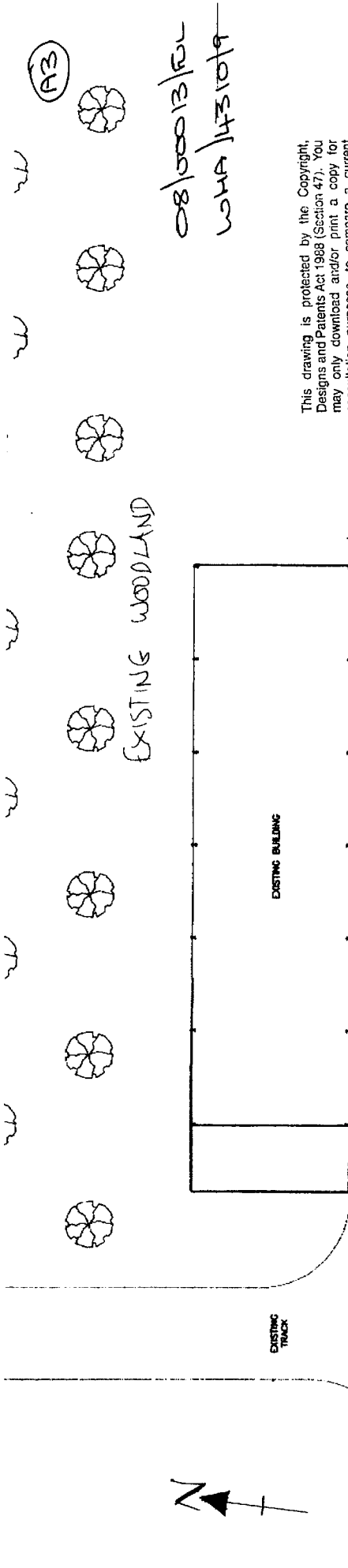


- Planting to comprise amenity planting as follows:
- | Species: | Approx |
|--|--------|
| Oak (<i>Quercus robur</i>) | 50% |
| Wild Cherry (<i>prunus arium</i>) | 10% |
| Ash (<i>Fraxinus excelsior</i>) | 10% |
| Lime (<i>Tilia x Europaea</i>) | 10% |
| (Disease resistant) Elm (<i>Ulmus 'New Horizon'</i>) | 10% |
| Field Maple (<i>Acer Campestre</i>) | 5% |
| Beech (<i>fagus sylvatica</i>) | 5% |

To be planted as whips 900-1200mm tall at 2.3m spacing staggered row planting
 All plants to be guarded using the tubex guards (against rabbits etc) and staked

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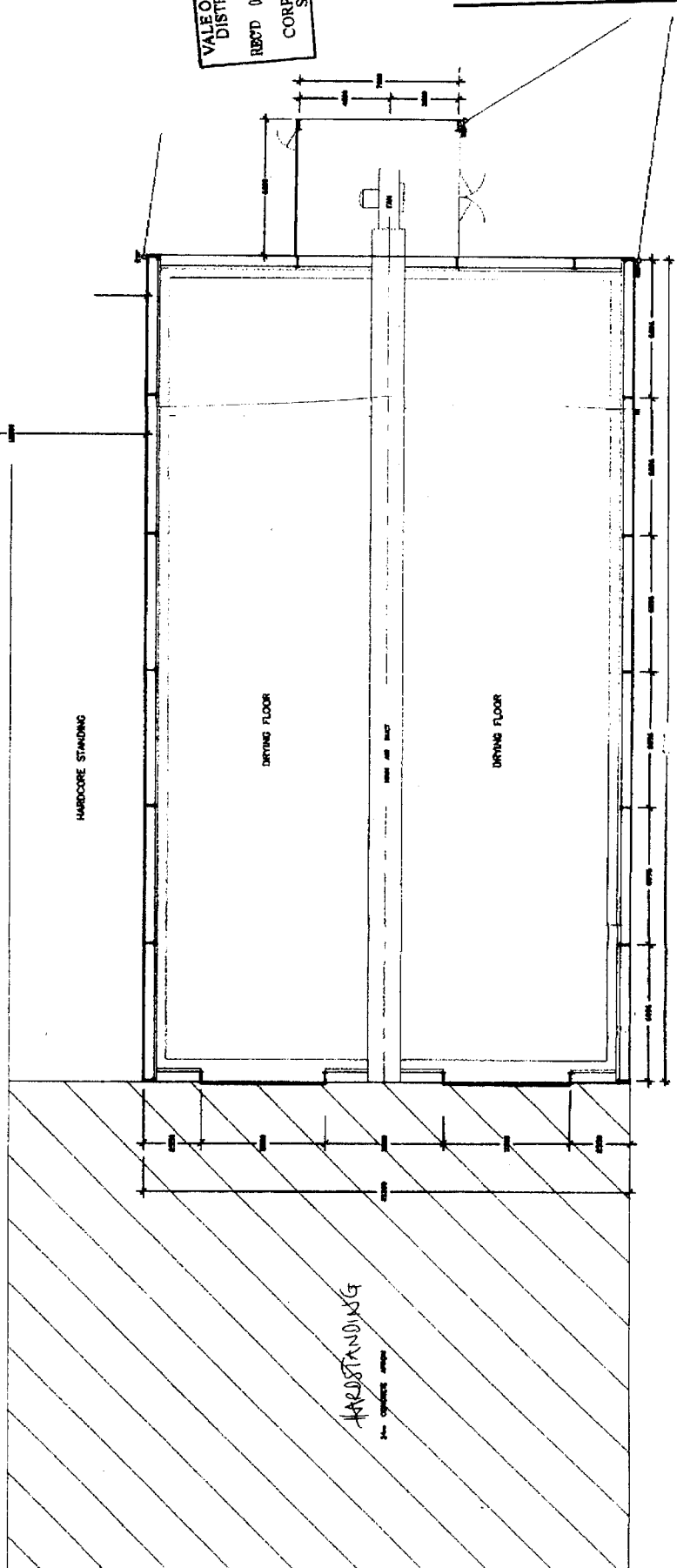
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- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



A/E 1:200 © AB
JG 3774/2

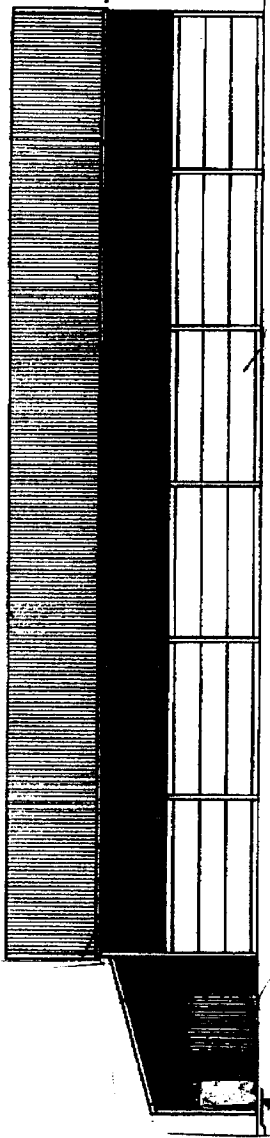
(A3)

08/00013/FUL
WHA/4310/9

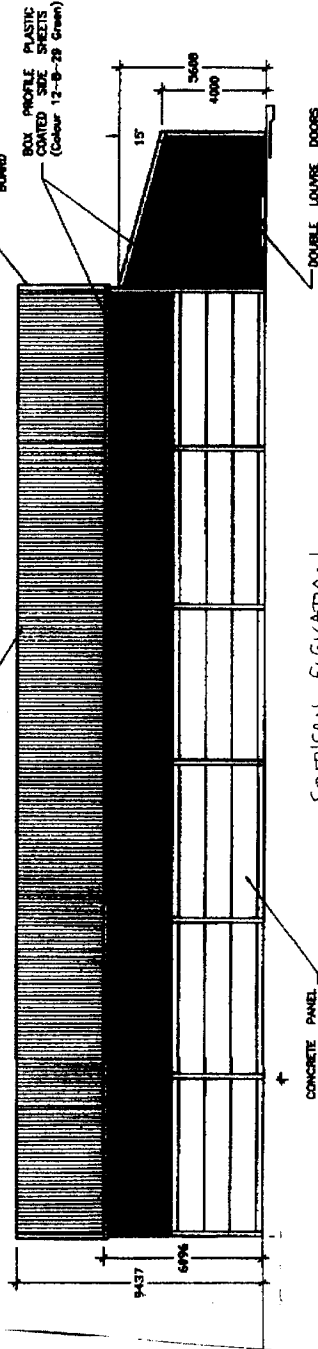
1:20 = 1.2m
1:50 = 3m
1:100 = 6m
1:200 = 12m
1:500 = 30m
1:1250 = 75m
1:2500 = 150m

VALE OF WHITE HORSE
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SCALE 1:200 @ A3
DRWG 3774/4



NORTHERN ELEVATION



SOUTHERN ELEVATION

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A3

08/00013/FL
WHA/14310/9

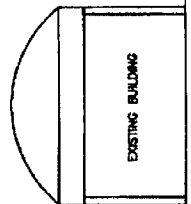
2 No 1200 x 1200 LOUVRES

17.5°



2 No 3.5m x 2.5m GALVANISED ROLLER SHUTTER DOORS

EASTERN ELEVATION



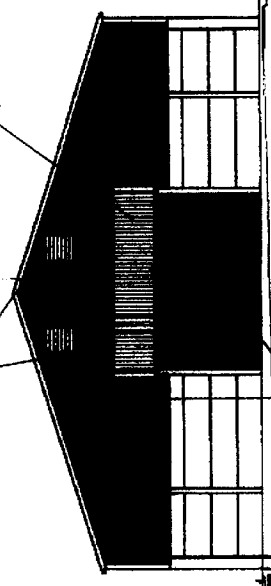
EXISTING BUILDING

VALE OF WHITE HORSE DISTRICT COUNCIL
REC'D 04 JAN 2008
CORPORATE POSTAL SERVICES - 5

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ETERNIT 2000 PROFILE 6 FIBRE / CEMENT ROOF SHEETING (Colour 19-B-29 Blue)

2 No 1200 x 1200 LOUVRES



BOX PROFILE PLASTIC COATED STEEL SHEETS (Colour 12-B-29 Green)

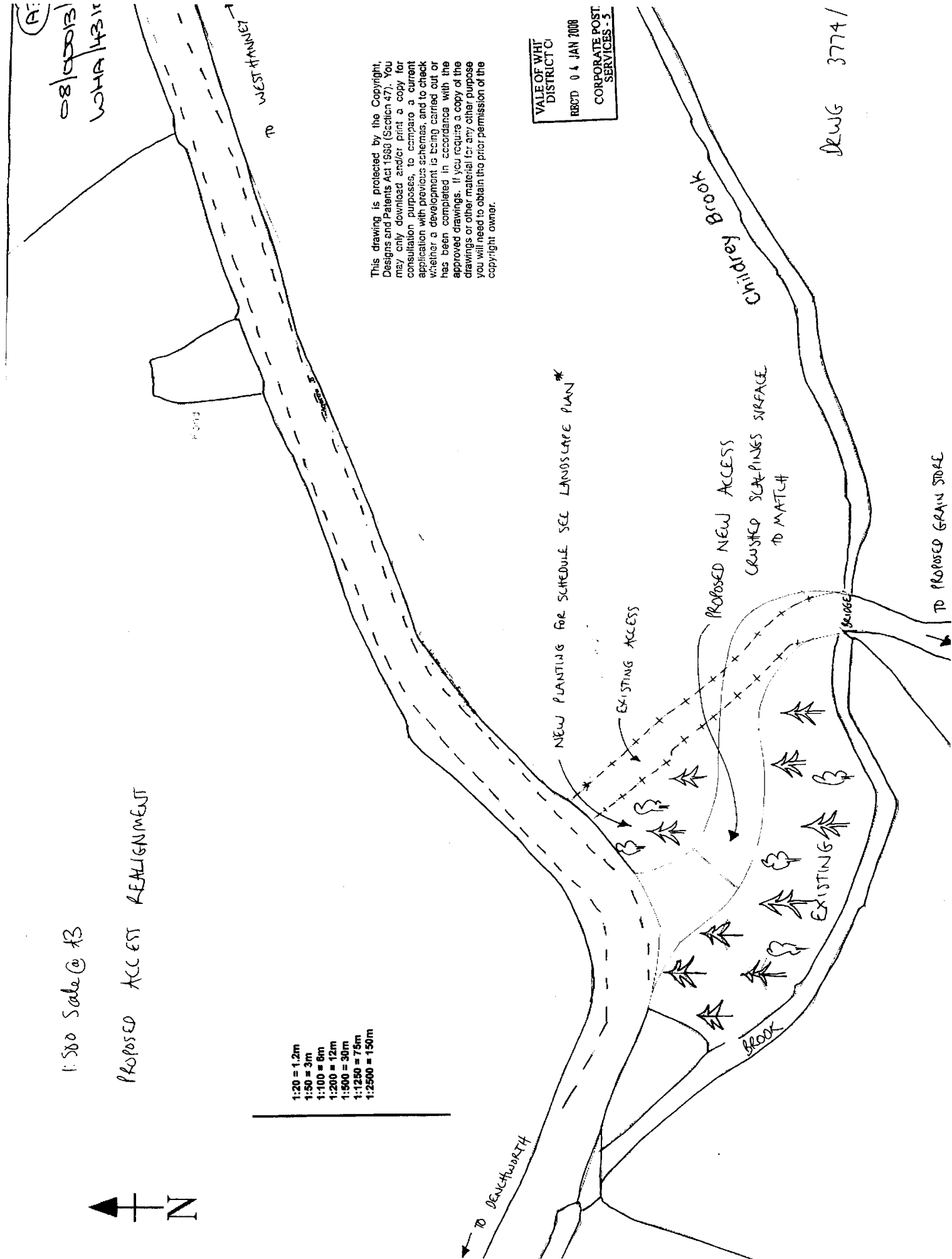
EXISTING BUILDING

WESTERN ELEVATION

Scale 1:200 @ A3
DRWG 3774/3

- 20 = 1.2m
- 50 = 3m
- 100 = 6m
- 200 = 12m
- 500 = 30m
- 1250 = 75m
- 2500 = 150m

APPENDIX 1



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08/00013
WHA/4311

TO WESTHAMPTON

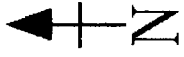
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DRWG 3774/1

1:500 Scale @ 1/3

PROPOSED ACCESS REALIGNMENT



- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

TO DENCHWORTH

TO PROPOSED GRAIN STORE

08/00013/FL
WHA/4310/9

PLANNING, DESIGN AND ACCESS STATEMENT

JPPC
THE JOHN PHILLIPS
PLANNING CONSULTANCY
Chartered Town Planners

APPENDIX 1

To Accompany
PLANNING APPLICATION
Concerning the

**Erection of an Agricultural Grain Storage Building at
Prior Court Farm, West Hanney**

January 2008

The John Phillips Planning Consultancy
Bagley Croft
Hinksey Hill
Oxford
OX1 5BS
Tel: 01865 326823

Planning Design and Access Statement

Erection of an Agricultural Grain Storage Building at Priors Court Farm, West Hanney

Introduction

This planning design and access statement accompanies an application for planning permission for the erection of an agricultural building at Priors Court Farm close to existing buildings.

The application seeks permission for development which has previously been the subject of a lapsed planning permission (ref WHA/8990/3 aka 00/01276/FUL) granted by the Council in 2001 for the previous landowner. The farm was acquired by the applicants after planning permission was last granted.

Priors Court Farm produces about 2,500 tonnes of cereal crops per annum. The majority being wheat with barley, oil seed rape and other crops making the difference. There is a need for much of this to be stored in purpose built storage facilities to ensure crop maintenance. Some is sold directly off the field.

Full planning permission is required rather than the prior notification process as the building and hardstanding required are larger than 465 sqm in floor area.

Site Analysis

The site is currently in agricultural use and there is an existing Dutch barn to the north of the proposed building.

The applicants' holding includes Priors Court Farm (258 hectares), Cobweb Buildings Farm (147 ha), and Bradfield Grove Farm (64ha) (and 52 ha of rented land at Denchworth) which together comprise some 521 hectares of prime arable land part of which is shown edged blue on the submitted plans. The applicants have further land at Hendred (127ha).

At present the grain yielded from the holding is stored within a large grain store (about 1,500 tonnes) which is located at Priors Court Farm on the edge of West Hanney but accessed from the centre of the village. This store must be removed as part of a residential barn conversion which is soon to take place for some attractive and historic barns in the complex. This conversion is taking place in accordance with planning permission WHA/4310/7 (05/00825/FUL) condition 5 of which requires removal of the existing grain store.

Therefore the capacity of the store will be lost when the grain store is removed. Effectively therefore this proposal is for a replacement grain store but in a position which is less likely to affect or harm to surrounding properties.

The site is located about 1km to the west of West Hanney in an area of open countryside. There are substantial tree plantations in and around the proposed site. Aerial photographs of the site and surroundings are attached at **Appendix 1**.

Design Context

In terms of planning policy, the site is not located within any area of special designation such as AONB or Conservation Area. It is however located within the local designation of the Lowland Vale area. Policies GS2, NE9 and E16 of the Vale of White Horse Local Plan 2011 are considered to be of relevance in addition to the encouragement offered by PPS7 (Sustainable Development in Rural Areas) that Local Planning Authorities should support development proposals by farmers. Policies DC1 and DC6 are also of some relevance.

POLICY GS2

OUTSIDE THE BUILT-UP AREAS OF EXISTING SETTLEMENTS (COVERED BY POLICIES GSI, GS3, H11, H12 AND H13) NEW BUILDING WILL NOT BE PERMITTED UNLESS IT IS ON LAND WHICH HAS BEEN IDENTIFIED FOR DEVELOPMENT IN THE LOCAL PLAN OR IS IN ACCORDANCE WITH OTHER SPECIFIC POLICIES BELOW.

POLICY DC1

DEVELOPMENT WILL BE PERMITTED PROVIDED THAT:

i) IT IS OF A HIGH QUALITY AND INCLUSIVE DESIGN SUCH THAT THE LAYOUT, SCALE, MASS, HEIGHT, DETAILING, MATERIALS USED AND ITS RELATIONSHIP TO ADJOINING BUILDINGS AND OPEN SPACE DO NOT ADVERSELY AFFECT THOSE ATTRIBUTES THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE LOCALITY;

ii) IT TAKES INTO ACCOUNT LOCAL DISTINCTIVENESS AND CHARACTER EITHER IN A MODERN OR A TRADITIONAL INTERPRETATION.

POLICY DC6

ALL PROPOSALS FOR DEVELOPMENT WILL BE REQUIRED TO INCLUDE HARD AND SOFT LANDSCAPING MEASURES DESIGNED TO:

i) PROTECT AND ENHANCE THE VISUAL AMENITIES OF THE SITE AND ITS SURROUNDINGS INCLUDING, WHERE APPROPRIATE, EXISTING IMPORTANT LANDSCAPE FEATURES; AND

ii) MAXIMISE THE OPPORTUNITIES FOR NATURE CONSERVATION AND WILDLIFE HABITAT CREATION.

POLICY NE9

DEVELOPMENT IN THE LOWLAND VALE WILL NOT BE PERMITTED IF IT WOULD HAVE AN ADVERSE EFFECT ON THE LANDSCAPE, PARTICULARLY ON THE LONG OPEN VIEWS WITHIN OR ACROSS THE AREA.

POLICY E16

PROPOSALS FOR NEW BUILDINGS AND DEVELOPMENT NECESSARY FOR THE OPERATION OF AGRICULTURE OR FORESTRY WILL BE PERMITTED PROVIDED THEY DO NOT CAUSE DEMONSTRABLE HARM TO:

- i) THE VISUAL AMENITY OF THE LANDSCAPE; OR**
- ii) ARCHAEOLOGICAL SITES; OR**
- iii) LISTED BUILDINGS AND THEIR SETTING; OR**
- iv) SITES OF NATURE CONSERVATION VALUE.**

NEW BUILDINGS SHOULD, WHEREVER POSSIBLE, BE LOCATED WITHIN OR ADJACENT TO AN EXISTING GROUP OF FARM OR FORESTRY BUILDINGS. WHERE THIS IS NOT POSSIBLE THEY SHOULD BE IN AN EXISTING WELL-SCREENED SETTING OR BE ACCOMPANIED BY LANDSCAPE PROPOSALS DESIGNED TO PROVIDE SUCH SCREENING. BUILDINGS SHOULD BE SITED SO AS TO MINIMISE THE RISK OF NUISANCE TO THE OCCUPIERS OF NEARBY RESIDENTIAL PROPERTIES.

The Oxfordshire Wildlife and Landscape Study (OWLS) advises that this area (of alluvial lowlands-reference Q: East and West Hanney (WH/27)) is dominated by large-sized arable fields and a little unimproved neutral grassland. Fields are enclosed by hawthorn hedges with very few trees. Hedges are generally gappy with the exception of some roadside hedges. The main features are the tree-lined watercourses with species such as ash, willow and poplar. There are also a few hedges and scattered scrub next to some ditches and a small number of isolated deciduous woods and plantations.

Design Concept

The existing grain storage building will be removed. The dismantling process will render the building unsuited to modern storage needs in terms of vermin protection, health & safety (strength of building) and food safety. The new building has to be built to high standards and incorporate a drying feature to ensure that the crops are maintained at optimum conditions for the duration of their stockpiling. The building has been designed too accommodate the yield of an average cropping year from the surrounding fields. Wheat and Oilseed Rape would be stored in the building.

The previously proposed building for this site would have had a capacity of under 1,500 tonnes, which is slightly under what is required. An extra bay has now been added in order to raise capacity to about 1,700 tonnes.

The building has to be located for ease of access by agricultural machines delivering grain during harvest and also lorries collecting grain for deliveries to end users.

From a planning perspective the building would preferably be located adjacent to existing buildings. However whilst the landholding includes other sites which are closer to the built up area of West Hanney and which might allow for the benefit of buildings being grouped, this would cause operational problems. As farming operations become more mechanised, harvest continues through hours of darkness and deliveries would need to be made late into the night by tractors. Grain stores also typically produce dust when the grain is being tipped and handled. There is the potential for disturbance to be caused to residential properties therefore. Also the drier would need to be operated for long hours which might also be potentially disturbing.

There are no ecological or other important sites such as listed buildings in the vicinity which require consideration. Important archaeological finds have been made nearby and if anything is uncovered during work here it will be notified.

The building has been designed to provide about 1,700 tonnes of storage which will assist in storing the cereal crops from the adjacent fields. There is about 730-740sqm useable floor area which with grain stored at 3m depth allows for 2,220cubic metres of storage. It will be noted that yields change from year to year and different crops have different densities.

Design Solution

Given the policy and above considerations the building must be sited in a position with the least visual impact. The chosen site is already a developed site and has the benefit of an existing access track which links to a network of tracks running through the local field system. The proposed site is someway distant across fields and is therefore considered the least visually sensitive as it benefits from significant existing screening which will only improve as it matures. These existing plantations are only 10-15 years old and have much growth potential.

The building is proposed to be about 6m to the eaves with green coloured sheeting above concrete panel grain walling. The roof would be of cement fibre sheets.

Figure 1 below: This is a view of the site from the north just inside the proposed access position close to Childrey Brook . It will be noted that the existing 6m tall building is invisible from this position.



The building would only be viewed at some great distance from the nearest footpath, road or property. Due to the low rise nature and low pitch of roof the building would not be prominent in the landscape. It would appear simply as a common agricultural building in its context.

Figure 2 below shows the minimal impact of the existing building from West Hanney direction. The building is barely noticeable in the landscape. It is proposed however to provide landscape planting from this direction to soften the development. The proposed building would benefit from being grouped with an existing building and also from the existing planting.



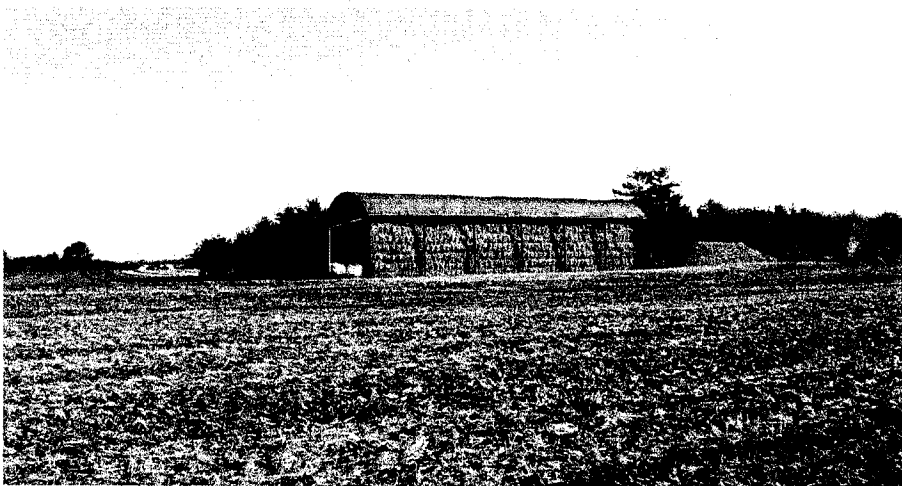
Fig 2

APPENDIX 1

Under new farming guidelines and practices hedges are not to be cut as frequently as before. It is anticipated that further hedge planting and buffer strips will be left around fields in future. These will effectively screen the building. It has not been proposed to landscape plant significant areas of land to screen the building since such areas make poor use of such good quality agricultural land and also have the potential to harbour vermin. Sensitive appropriate planting to have a natural effect and best screen the building has been chosen.

The existing building is only visible from within the fields to the south where there are no major public views. The building is set against the backdrop of existing plantations. The building will not be out of keeping from the south.

Figure 3 below shows the existing building

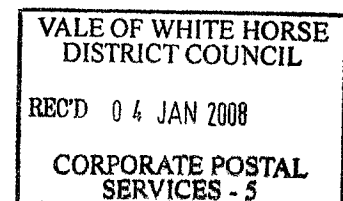


APPENDIX 1

No bunding is required around the building as the removed material will be spread on the fields. The landscaping planting may take 5-10 years or so to begin to mature but in time would present an effective landscape screen. There is no need for the building to be totally screened as it would be generally in keeping with its surroundings. Furthermore the character of this part of the Vale is only of small pockets of woodland. As the OWLS study notes there is a range of locally important habitats in this area, including deciduous woodland, plantations, semi-improved grassland, species-poor hedges with trees and tree-lined watercourses. The proposed scheme would be in keeping with this.

The existing access will require re-alignment (see below) additional replacement planting will occur at the access.

The proposed building is required to maintain the agricultural operations of the farm unit and the proposal would fully accord with the provision of policies E16, NE9 and GS2 of the Vale of White Horse Local Plan 2011. It should therefore be considered acceptable. In particular it will be noted that planning permission (now lapsed) has previously been granted for the current proposal. There has been no material change in circumstances since that time which would weigh against the proposal now.



ACCESS

The site will not have public access, only farm workers will be permitted together with delivery drivers collecting grain. Peak traffic will occur during harvest however much of this will derive from surrounding fields and will not be road borne. Collections take place throughout the year and timing depends on price and market demand.

When the previous application was considered the existing access point was not considered suitable due to its position halfway along a short length of straight road.

In order to provide optimal visibility for vehicles exiting the site on the single track road between Hanney and Denchworth it is proposed that the access be realigned to connect to the road on apex of the corner. This would be most suitable for the traffic and size of vehicle anticipated. Tractors and HGVs using the access should be visible over hedges etc by cars on the road. Condition 2 of the previous permission required such provision to be made.

This arrangement was sought by the Highways Liaison Officer when the previous application was being considered.

Figure 3 below shows the improved vision from the existing to proposed access position

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Existing vision right



Proposed vision right

Figure 4 below also shows the improved vision from the existing to proposed access position



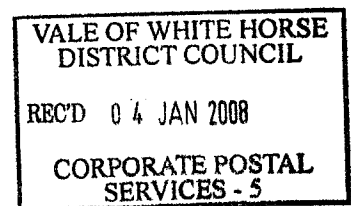
Existing vision left



Proposed vision left

The plan has been produced to accord with swept paths for large and potentially cumbersome agricultural vehicles. The hedge line has not been shown as been realigned as it is known that improving sightlines can actually increase vehicle speeds. As the hedges are within the applicant's ownership the hedges can be realigned if considered absolutely necessary. It would be preferred (especially by the Council's Arboriculturalist) if the hedge could be retained.

Figure 5 below shows the hedge which could be removed from inside the site



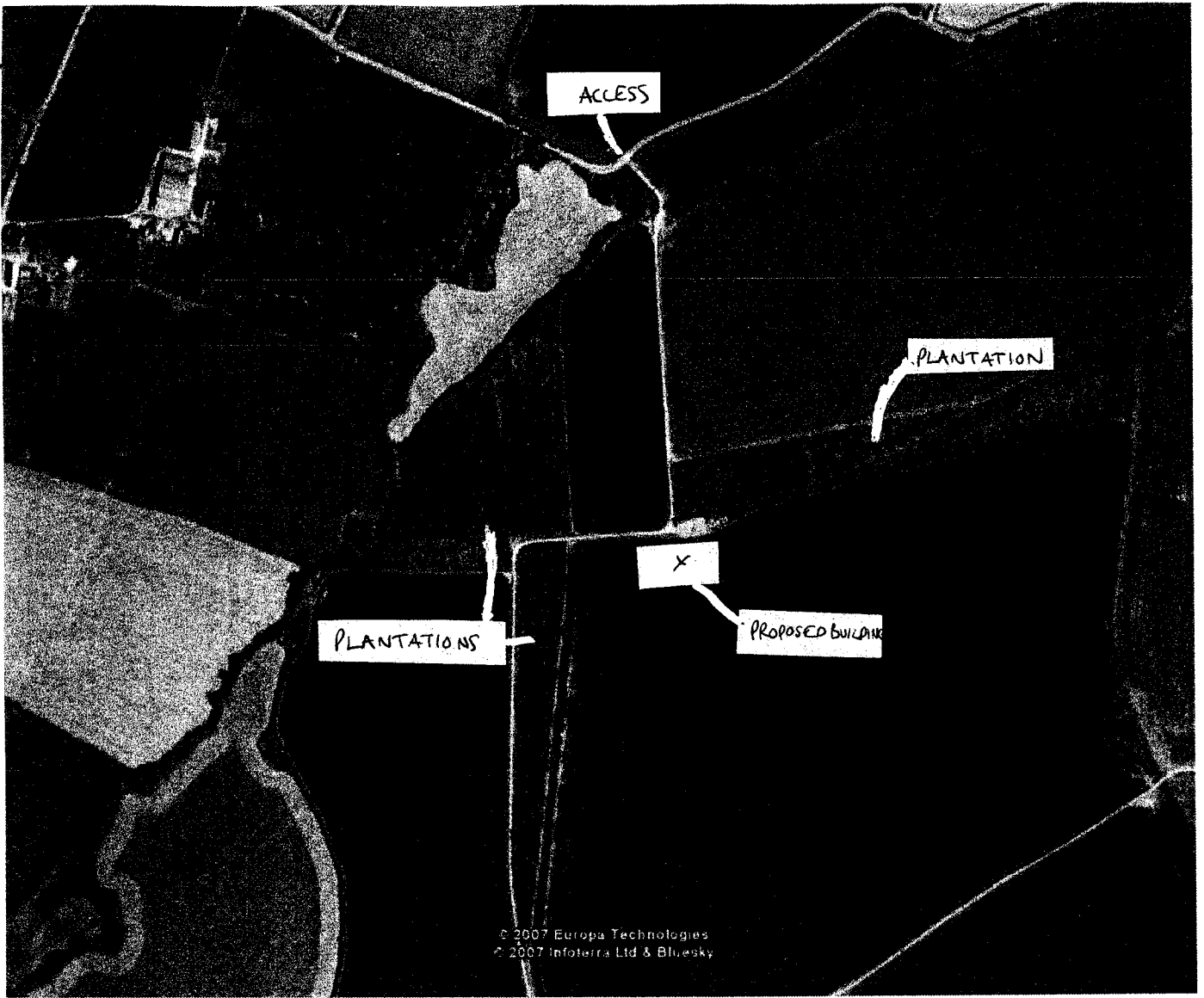
The proposed building is in the most logical position to reduce trips by farm vehicle as it lies almost central in the landholding and is accessible by farm tracks. As the store will only be storing grain produced on the holding and replacing existing facilities there is no potential for increased traffic movements.

A number of concerns were previously made known by residents however the circumstances have not changed and there would be no additional nuisance caused by the running of vehicles to and from the site. Previously a routeing agreement was entered into, we do not see the need for this to be re-entered into but can provide a codicil if considered necessary. The most logical route to the site for lorries is that which is identified on the agreed route

APPENDIX 1

Appendix 1
Aerial Photographs

APPENDIX 1



NOT TO SCALE

INDICATIVE ONLY

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APPENDIX 1



Existing Grain Store at Priors Court Farm, West Hanney



Existing Access Position

New alignment to be noted

APPENDIX 1

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WAA /43/0/9
 Dryer and Grain Store

APPENDIX 2

We object to the above application on the following grounds:-

The site is not suitable for a Grain Dryer/Storage building. It is in open countryside, near the edge of Priors Court Farm Holding (P.C.F.H.) with one small building which is not central to the Holding and has been in place about forty-five years.

The building would be visible over a wide area, including the Ridgeway.

It has NO suitable public road connections, only local roads which cannot cope with wide farm machinery and heavy lorries. We have not been able to obtain a copy of any routing agreement.

One road which would be used goes through the West Hanney conservation area and farm/HGV's have caused damage to listed features.

There are no toilets.

The landscaping suggested will be of little benefit; Whips will take 15/20 years to mature, not 5 years as stated, with 50% oak which would take even longer as they are not indigenous to this area and does not grow well. Walnut trees would be better, in keeping with local orchards and grow well.

We have not seen an environmental report.

The planning application for Priors Court Farm development was for conversion and removal of redundant farm buildings. Now an application has been made to replace the Dryer/Grain Storage Units which were said to be redundant.

Since the previous application was granted, not only has the size and position changed, so have many rules and regulations in respect of such buildings. Traffic on all roads in this area has increased considerably and will again if and when the Grove Airfield site is developed.

The access shown is NOT THE MAIN ACCESS from the farmland (aerial photographs).

The bridges at Charney Bassett and East Hanney are in a poor state of repair and the roads are not in as good a condition as when the last application was made. Should major work be necessary on the bridges and/or roads, they could be closed for long periods.

The operation of the dryer and vehicle movements will cause noise in the early hours of the morning.

Should the committee allow the application, we request that the following conditions apply:-

1. No operation of the Dryer/Storage unit, any machinery or Transport/Farm vehicles connected with it, between midnight and 7.0. a.m.
2. Landscaping as above, trees to be 8 ft.-10 ft., any dying to be replaced.
3. Routing agreement is made and enforced.
4. Building restricted to drying and storage of grain from P.C.F.H. and not for any third party or other farms.
5. Hardstanding NOT to be used for storage of any type.
6. All farm vehicles moving to and from the building must use farm roads.
7. Any new electric supply to be underground.
8. No change of use will be granted for the building.
9. This building is not to be used as a precedent for the construction of other building and/or hardstanding including open-air storage.
10. Light pollution should be kept to a minimum.

The Parish Council believe the logical position for the Dryer/Grain Store would be at Bradfield Grove which would also be the safest with direct access to the A.338. If the Reservoir is built, it would also have the advantage of a new dual carriageway direct to the A.34. The storage building would fit in with all the other industrial units, sewage works and the railway which could be used to move grain, and Williams F1.

The Parish Council would be willing to support an application for a Dryer/Grain Store, subject to seeing Plans on the Bradfield Grove site.

APPENDIX 2