



HARWELL PARISH COUNCIL

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P26/V2589/6ABE - Grove Farm, Milton Hill, Abingdon, OX14 4DP

The Council would ask the planning authority to satisfy itself on the following points before determination:

First, given the barn's proximity to the balancing ponds and sluice shown on the location plan, whether surface water runoff from the new roof area (667.6 sqm) has been adequately considered, and would also recommend a condition requiring effective rainwater harvesting from the new roof.

Second, whether construction access via the existing farm tracks is sufficient without impact on nearby roads, and whether access and visibility splays have been confirmed by Oxfordshire County Council Highways. Given the scale of the works and the likely need for large vehicles during construction, the Council would suggest a condition requiring an approved traffic management plan.

Third, given the site's complex planning history, the Council would ask that the officer specifically satisfy themselves that the scale and siting of the proposed barn is proportionate to the agricultural need it serves, and no greater than what any relevant permitted development conditions or limits allow.

Fourth, the Council notes the Planning Statement refers throughout to the 2025 General Permitted Development Order while the application form itself cites the 2015 Order (as amended), and would suggest that the correct legal basis be confirmed on file.

These are observations for the authority's consideration rather than grounds for objection.