



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
Tel: 01895 250230 Web: www.hillingdon.gov.uk

Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	The Water Tower
Address Line 1	Ducks Hill Farm
Address Line 2	Ducks Hill Road
Address Line 3	
Town/city	Northwood
Postcode	HA6 2SP

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
507630	190361

Description

Applicant Details

Name/Company

Title

Mr

First name

Oliver

Surname

Cooke

Company Name

Progressive Farmers Limited

Address

Address line 1

Windy Ridge

Address line 2

Ducks Hill Farm

Address line 3

Ducks Hill Road

Town/City

Northwood

County

Country

Postcode

HA6 2SP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
- ☐ An extension
- ☐ An alteration

Please describe the type of building

Erection of a 5,000 sq ft (approximately 464.5 m²) agricultural building at Ducks Hill Farm to support the existing mixed livestock and poultry enterprise. The building will measure approximately 30.48 m × 15.24 m, with an eaves height of 4.5 m and ridge height of 6.54 m, and will be constructed using a steel portal frame with profiled metal roof and wall cladding.

Please state the dimensions of the building

Length

30.48metres

Height to eaves

5metres

Breadth

15.24metres

Height to ridge

7.04metres

Please describe the walls and the roof materials and colours

Walls

Materials

Box profile metal sheeting

External colour

Juniper Green

Roof

Materials

Box profile metal sheeting

External colour

Juniper Green

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
☒ No

Would the ground area covered by the proposed building exceed:

- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ☐ Yes
☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ☐ Yes
☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ☐ Yes
☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

62.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

65

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Ducks Hill Farm comprises approximately 153 acres (62 hectares) of agricultural land.

The holding is predominantly grassland, with approximately 133 acres maintained as pasture. This land forms an integral part of the livestock enterprise and requires regular agricultural management.

The farm operates as a substantial mixed livestock enterprise and currently has approximately:

50 cattle

10 pigs

5,000 laying hens

500 laying ducks

Approximately 750 broiler chickens produced annually

The holding produces a range of agricultural products including beef, pork, chicken meat, chicken eggs and duck eggs.

Produce from the holding is sold locally, including through the farm's on-site vending machine.

The farm therefore represents a diverse and active agricultural enterprise involving the management of livestock, poultry, pasture and the agricultural produce generated by those activities.

The management of the farm requires the regular use of tractors and associated agricultural machinery and implements for operations including pasture maintenance, topping, mowing, livestock management and general land management.

In addition to machinery associated with the management of the land, the scale of the livestock enterprise creates a significant requirement for the storage of animal feed, bedding, poultry equipment, livestock equipment and other agricultural materials.

Secure and weatherproof storage is important both for protecting agricultural machinery and equipment and for maintaining feed and bedding in suitable conditions.

The proposed building will therefore serve several complementary functions associated directly with the agricultural operation of the holding.

The building will enable the farm to:

provide dedicated facilities for the initial storage and handling of eggs produced on the holding;
provide appropriate space for grading, sorting, packing and labelling the farm's egg production;
maintain eggs in a controlled environment below 20°C prior to sale and distribution;
provide secure, dry storage for bagged poultry feed;
provide secure, dry storage for approximately 50,000 egg boxes and 20,000 egg trays at any one time;
provide storage for equipment associated with the laying poultry enterprise;
provide secure, weatherproof storage for agricultural machinery and implements;
maintain animal feed and bedding in suitable conditions;
improve the organisation and efficiency of the agricultural enterprise;
reduce pressure upon existing agricultural buildings and operational areas; and
provide the infrastructure necessary to support the continued operation, growth and development of the agricultural holding.

Is the proposed development designed for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

The proposed eaves height is necessary to provide suitable internal clearance for the storage and movement of agricultural machinery and equipment and to provide a practical internal working and storage environment.

The use of a steel portal frame and profiled metal cladding is characteristic of modern agricultural buildings and provides a practical, durable and efficient structure suitable for the intended agricultural purposes.

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☐ Yes
☒ No

What is the height of the proposed development?

7.0	Metres
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Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number: MX218963

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☐ Yes
☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Electric vehicle charging points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

- ☐ Yes
☒ No

Superseded consents

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Does this proposal supersede any existing consent(s)?

- ☐ Yes
☒ No

Development Dates

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When are the building works expected to commence?

01/2027

When are the building works expected to be complete?

05/2027

Scheme and Developer Information

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Scheme Name

Does the scheme have a name?

- ☐ Yes
☒ No

Developer Information

Has a lead developer been assigned?

- ☐ Yes
☒ No

Waste and recycling provision

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Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

- ☐ Yes
☒ No

If no, please add details of every unit that does not provide all of the above, indicating what is and isn't provided and the reason why all of these spaces cannot be provided

Utilities

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Water and gas connections

Number of new water connections required

Number of new gas connections required

Fire safety

Is a fire suppression system proposed?

- ☐ Yes
☒ No

Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out?

☐ Yes

☒ No

Environmental Impacts

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Community energy

Will the proposal provide any on-site community-owned energy generation?

☐ Yes

☒ No

Heat pumps

Will the proposal provide any heat pumps?

☐ Yes

☒ No

Solar energy

Does the proposal include solar energy of any kind?

☐ Yes

☒ No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

☐ Yes

☒ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Oliver Cooke

Date

04/09/2026