

PLANNING STATEMENT

LAND NORTH-EAST OF GOXHILL AIRFIELD, CHAPELFIELD ROAD, GOXHILL

CHANGE OF USE OF LAND FOR THE STORAGE OF ANIMAL BEDDING FOR
AGRICULTURAL USE

1. Introduction

- 1.1 This Planning Statement has been prepared in support of a full planning application for the change of use of land located on part of the former Goxhill Airfield, Chapelfield Road, Goxhill, to allow for the storage of animal bedding materials associated with agricultural use.
- 1.2 The proposal seeks to formalise the use of an area of existing hardstanding for the storage of clean, untreated wood shavings used for livestock bedding. The storage activity is directly related to agricultural operations and forms part of the wider agricultural supply chain serving farms and livestock keepers within the local and regional area.
- 1.3 No buildings, structures or engineering works are proposed as part of the application. The proposal relates solely to the storage of agricultural bedding materials on an existing hardstanding area within the former airfield site.

1.4 The statement has been prepared having regard to the pre-application advice provided by the Local Planning Authority and is intended to address the key planning considerations identified within that response. This report has been prepared by Sam Harrison of Harrison Pick Ltd. Sam is a Chartered Planner and a Member of the Royal Town Planning Institute (MRTPI). He benefits from 12 years of experience having served with Ian Pick Associates Ltd and currently with Harrison Pick Ltd, with a primary focus on agricultural and rural development.

2. Site

2.1 The application site forms part of the former WWII Goxhill Airfield and comprises a section of disused runway and associated hardstanding located to the north-east of the main airfield complex.

2.2 The site consists of an area of existing tarmac runway which historically formed part of the operational infrastructure of the airfield. The surface is now weathered and porous but continues to provide a large area of durable hardstanding suitable for storage purposes.

2.3 The site benefits from substantial separation from surrounding residential properties and is partly screened by established woodland and vegetation. As a result, the storage area cannot be seen from the public highway and is only visible from within privately owned areas of the wider airfield.

2.4 The wider airfield site contains a mixture of rural and storage related uses including timber storage, agricultural activities and distribution uses, reflecting the historic operational nature of the former airbase and the presence of extensive areas of hardstanding.

3. Proposed Development

- 3.1 The proposal seeks planning permission for the change of use of the land to allow for the storage of animal bedding materials, specifically clean untreated wood shavings supplied to farms for use with livestock.
- 3.2 The proposal does not involve the construction of buildings or permanent structures. The bedding material will simply be stored on pallets on the existing hardstanding area.
- 3.3 The proposal therefore represents a very low intensity use of the land. The bedding materials stored on site comprise clean wood shavings which are untreated timber products used exclusively for agricultural bedding purposes. The materials are non-hazardous and do not pose any environmental risk. No chemicals, fuels, oils, waste materials or hazardous substances will be stored on the land.
- 3.4 The use is directly related to agricultural operations, providing bedding materials to farms and livestock keepers and supporting the operation of the local agricultural economy.

4. Historic Use of the Site

- 4.1 The application site forms part of a wider area that has historically been used for agricultural storage activities for many decades.
- 4.2 Evidence submitted with this application confirms that the airfield has long accommodated the storage of agricultural materials including straw, timber, willow chippings and similar products associated with farming operations.
- 4.3 Statements provided at *Appendix A* by individuals familiar with the site confirm that straw and timber products have been stored on the airfield for

many years. The airfield has also been used for the storage of agricultural crops such as short rotation willow coppice grown on the site and stored prior to onward transport.

- 4.4 The use of the site for the storage of agricultural materials has therefore been an established feature of the wider airfield for a considerable period of time. The current proposal represents a continuation of this type of activity rather than the introduction of a fundamentally new land use.
- 4.5 The current wood shavings used for animal bedding have been stored on the site for approximately five years. Whilst this period is not sufficient to demonstrate immunity from enforcement, the historic evidence demonstrates that the storage of agricultural materials similar to this has long been associated with the site.
- 4.6 Signed witness statements submitted in support of the application confirm this historic pattern of use and provide further evidence of the long-standing storage activities associated with the airfield. Historic aerial imagery is also provided.

5. Scale

- 5.1 The operation of the site is modest in scale and generates a very limited level of activity.
- 5.2 Deliveries of bedding material are made intermittently, typically by HGV, although the number of movements is low. In practice there are often days where no vehicle movements occur.
- 5.3 At most, the site experiences approximately 4no. HGV movements per day, with many days seeing significantly fewer movements.

- 5.4 Vehicles enter the site, unload or collect materials and then leave using the existing access arrangements. There is ample space within the airfield site for vehicles to manoeuvre and turn without affecting the public highway.
- 5.5 The materials are stored in palletised form and arranged within defined storage areas to maintain a tidy and controlled site environment, per the site plan attached (drawing No. SF020326).
- 5.6 All site activity takes place during normal daytime working hours only.

6. Principle of Development

- 6.1 The site lies outside defined settlement limits and is therefore located within the open countryside. Policies CS2 and CS3 of the North Lincolnshire Core Strategy and Policy RD2 of the North Lincolnshire Local Plan seek to restrict development in the countryside to uses which are essential to the functioning of the rural economy or which require a countryside location.
- 6.2 The proposed use directly supports agricultural activity by providing livestock bedding materials to farms and livestock enterprises. As such, the proposal has a clear functional relationship with agriculture and supports the operation of the rural economy.
- 6.3 The site also comprises previously developed land in the form of a disused runway associated with the former airfield. The presence of large areas of existing hardstanding means that the site is well suited to low intensity storage activities.
- 6.4 The Local Planning Authority's pre-application response confirms that storage uses are already present within the wider airfield site and that such uses are not considered to be inherently incompatible with the location.

- 6.5 Given the historic use of the site for the storage of agricultural materials, the previously developed character of the land, and the direct relationship with agricultural operations, the proposal is considered acceptable in principle.

7. Landscape Impact

- 7.1 The proposal does not involve the construction of buildings or structures and therefore will not alter the physical appearance of the site.
- 7.2 The storage will take place on existing hardstanding within the former runway area which already has an established operational character. The activity will remain visually contained within the wider airfield complex.
- 7.3 Existing woodland and vegetation surrounding the site provide effective screening, meaning the storage area cannot be seen from the public highway.
- 7.4 Given the absence of built development and the existing character of the site, the proposal will not have a harmful impact on the character or appearance of the countryside.

8. Residential Amenity

- 8.1 The site benefits from significant separation distances from residential properties.
- 8.2 The use of the site is low intensity and involves only occasional vehicle movements and the storage of inert materials.
- 8.3 The bedding materials are clean timber products and do not generate noise, odour, fumes or other environmental impacts.

- 8.4 Vehicle movements are limited and occur during daytime hours only. These characteristics ensure that the proposal does not give rise to unacceptable impacts on neighbouring amenity.

9. Highway Safety

- 9.1 The proposal utilises the existing access arrangements serving the wider airfield site.
- 9.2 The number of vehicle movements associated with the proposal is low, typically averaging around one delivery per day with a maximum of approximately four HGV movements on busier days.
- 9.3 The Local Highway Authority has confirmed through the pre-application process that there are no objections in principle to the proposal given the limited traffic generation.
- 9.4 Adequate space exists within the site for vehicles to manoeuvre, turn and exit safely without affecting the public highway.

10. Environmental Considerations

- 10.1 The materials stored on the site consist solely of clean, untreated wood shavings used for animal bedding.
- 10.2 The materials are inert, non-hazardous and pose no pollution risk. No waste materials, chemicals or fuels will be stored on the land and no industrial processing activities will take place.
- 10.3 The proposal does not involve the creation of additional hardstanding or changes to drainage arrangements.

10.4 Ecological impacts are expected to be negligible and the pre-application advice confirms that ecological surveys are unlikely to be required.

11. Biodiversity Net Gain

11.1 The pre-application advice confirms that the application would be submitted retrospectively under Section 73A of the Town and Country Planning Act 1990. In accordance with Schedule 7A of the Act, Biodiversity Net Gain requirements do not currently apply to retrospective planning permissions of this type. The proposal therefore falls outside the statutory BNG requirement.

12. Conclusion

12.1 This application seeks planning permission for the change of use of part of the former Goxhill Airfield for the storage of animal bedding materials associated with agricultural use.

The proposal:

- makes use of an existing area of previously developed land;
- supports the operation of local agricultural businesses;
- represents a continuation of historic storage activities associated with the airfield;
- does not involve the construction of buildings or engineering works;
- generates very low levels of traffic and activity;
- does not give rise to adverse impacts on residential amenity, highway safety or the character of the countryside.

12.2 For these reasons the proposal represents an appropriate and sustainable use of the site which supports the rural economy and agricultural supply chain.

12.3 Planning permission should therefore be granted.

Sam Harrison MRTPI

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APPENDIX A

– Evidence of historic use

STATEMENT CONFIRMING HISTORIC STORAGE

I, Albert Sinden, make the following statement in relation to land at Goxhill Airfield, Goxhill, Barrow-upon-Humber.

1. I have known the land forming part of the former Goxhill Airfield for many years and am familiar with how it has been used during that time.
2. Over a long period, parts of the site have been used for the storage of agricultural materials, including bulk willow and straw stacks.
3. The willow was grown on the land, harvested, and then stored in bulk on the site prior to being outloaded by myself.
4. Both the willow and straw were stored openly and in bulk, making use of the existing hardstanding and access routes associated with the former airfield.
5. The storage of willow and straw took place on a repeated and ongoing basis over many years, reflecting the agricultural character of the site and its surroundings.
6. These storage activities were associated with agricultural and rural operations, including farming and livestock-related uses, rather than general commercial warehousing.
7. In my experience, the use of the land for growing, storing, and handling agricultural materials such as willow and straw has been an established and accepted feature of the site.
8. I make this statement to the best of my knowledge and belief, in support of the associated planning application.

Signed: 

Name: Albert Sinden

Date: 13-2-2026

Nigel Marrian

Marrian Electrical Ltd.

Henley Lodge, Town Street

Barrow upon Humber

DN19 7DF

01469 530196

7TH February 2026

To whom it may concern,

In light of recent concerns raised regarding the materials stored on Goxhill Airfield.

For 50 some years, I have most days attended Goxhill Airfield. I have done Electrical Installation work on Livestock Units- especially on the Pig Unit.

I can confirm straw was stored on runways, on and near the entrance to the Airfield from Chapel Field Road, not only by the Faulding's but also by a straw company.

This at one time even resulted in a large fire due to Straw being stored on site around the 100 Acre wood. This was approximately from year 2000 and continued for several years (Triangular Wood) where Timber, Logs, saw dust and cut timber were all stored there.

I have also cut logs there for my own use and still do.

I hope this clarifies the situation.

Kind Regards,



G C Altoft
Springfield
Ferry Road
Goxhill
DN19 7JY

9th February 2026

Dear Sir/Madam,

I have been going on Goxhill Airfield for over 50 years, in this time I can confirm that straw was stored on the Airfield by Faulding's, myself & other farmers. Northern Straw also used the airfield for storage & gained access from Chapel Field Road.

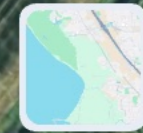
I have seen Faulding's store large quantities of willow chippings around the triangular wood on the airfield for many years.

Timber & Logs have also been stored

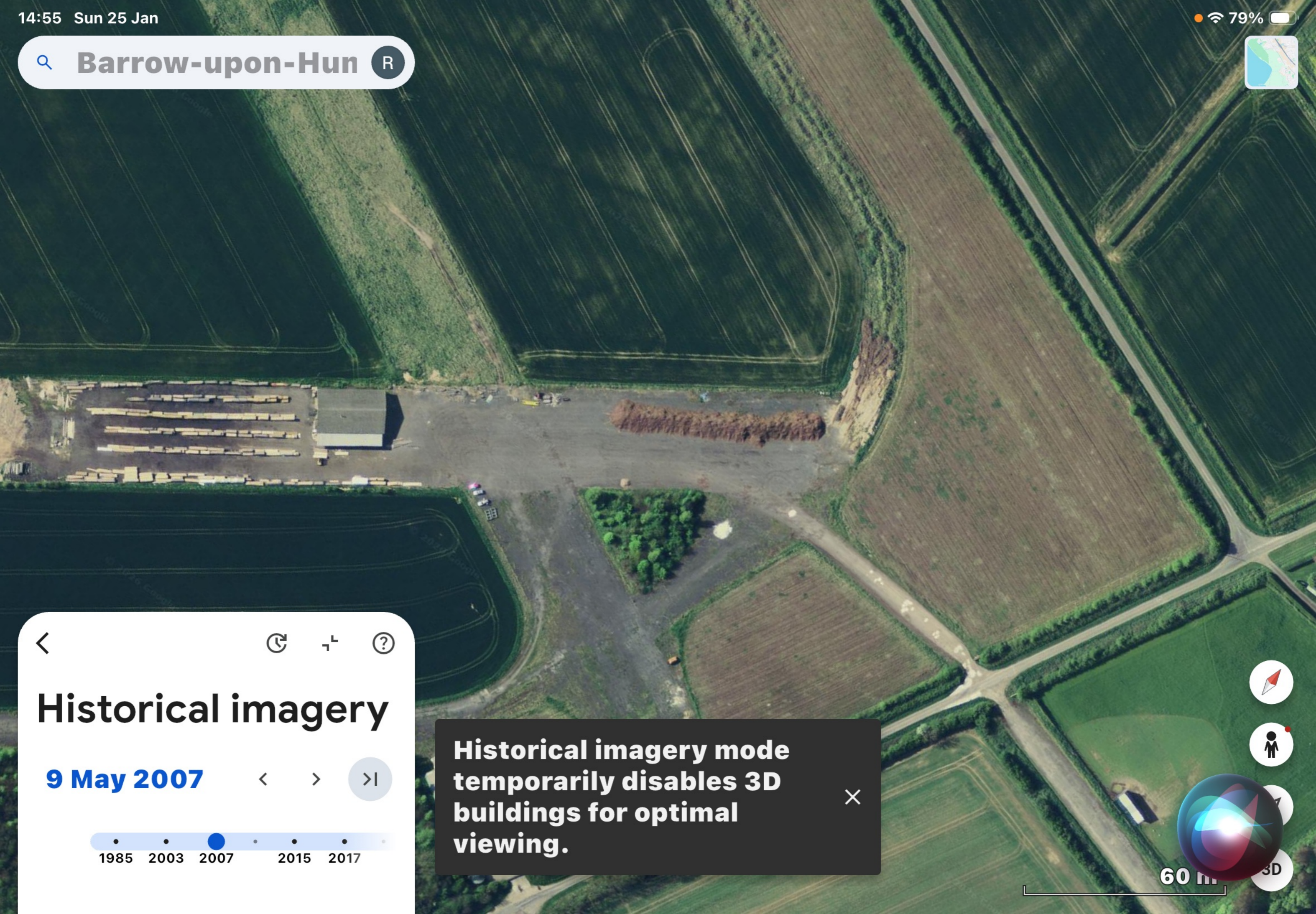
Kind regards

A handwritten signature in black ink, appearing to read 'G C Altoft', with a large, sweeping flourish extending from the end of the name.

G C Altoft



Barrow-upon-Hun R

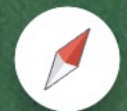


Historical imagery

9 May 2007

1985 2003 2007 2015 2017

Historical imagery mode temporarily disables 3D buildings for optimal viewing.



60 m

3D