Design & Access Statement (Planning Statement)

1. The Proposal

Location
Sherrington Dairy, Sherrington, Warminster, Wiltshire, BA12 0SN

Type of application: Full

Agent: Michael Goff, Agricultural Planning and Project Management, 2, Bovey Cottages Waterrow, Taunton, Somerset, TA4 2BA

Applicant: Gerring Partners, 24 Sherrington, Warminster, Wiltshire, BA12 0SN

2. Description of proposed development
Demolition of an existing agricultural livestock building and the construction of a replacement agricultural livestock building.

3. Date:
8th June 2023

4. Statement:
This statement is prepared in accordance with the requirements of the Town & Country Planning (General Development Procedure Order) (England) Order 2016 and will address the design principles and concepts that have been applied to the development by reference to:

- Context
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Access
- Maintenance and waste

5. Context
Site assessment
The applicants run a dairy farming enterprise based at Sherrington and Corton Dairies and these are rented from Boyton Farms Co (Wilts) Ltd on Farm Business Tenancies. This application deals with a replacement agricultural building that is used for calf rearing. The farm buildings complex at Sherrington Dairy is made up of various general agricultural buildings, which is a mix of modern buildings and they relate to their dairy farming enterprise.

The building to be replaced is not suitable to meet the needs of modern calf rearing and the design of it leads to poor ventilation and natural light and has limited access. The building is in excess of 40 years old and is in a poor state of repair. The replacement building is specifically designed to meet the needs of modern calf rearing and will provide the space requirements needed for the numbers of calves to be housed, as well as provide much improved ventilation and natural light.

Justification
Dairy farming enterprises such as this one at Sherrington Dairy require bespoke buildings to suit each type of livestock, and with calf rearing it need to be a building that not only provides the space required for the numbers of calves but also provides a well ventilated building, good levels of natural light and a building that can be cleaned internally to achieve a high hygiene status as this is critical to the health and well being of the calves.

Planning Policy
The primary planning policy framework that is relevant to this application are the National Planning Policy Framework (NPPF) and the Wiltshire Core Strategy and in particular the following policies.

National Planning Policy Framework
Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places
Section 15 Conserving and enhancing the natural environment

Wiltshire Core Strategy
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 34 Additional Employment Land
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping

Evaluation
The future of this traditionally farmed landscape depends on people like the applicants who are willing to farm and also invest in land management which also benefits the landscape and biodiversity of this area and maintains/enhances the environment. This proposal has been prepared to take account of the planning policy criteria and to suit the needs of the farm.

The building to be demolished is not of significant historic interest, and it is of a typical design for its age. The visual appearance and impact have also been considered and the external cladding will be in natural materials that are in keeping with the other farm buildings and surrounding area. These external cladding materials will have natural finishes and textures, all of which will weather overtime and provide a broad palette of colours that will help in ensuring that the building is in keeping with the surrounding buildings. The new building is of similar height and scale to the other buildings on this site and is marginally larger in area and height than the building it will replace.

The site is located within a rural setting and planning policy requires developments that protect, conserve and where possible enhance landscape character and must not have a harmful or negative impact upon landscape character. By using a sensitive design with materials that have natural textures and finishes and are similar in appearance to the adjoining buildings it is felt that the overall appearance of not only these buildings, but the overall built form will not change to any great extent.

This is an established dairy farm site with good access on to local roads and this development does not change or impact to any greater extent on any nearby residential neighbours. The proposed building is within the farm buildings complex and is a brownfield development.

6. Amount
The foot print of the proposed building amounts to 326.0.0 sq. metres, the building to be demolished has a footprint of 250.0 sq. metres, lead to an increase in floor area of 76.0 sq. metres.

7. Layout
The proposed layout is similar to the existing and there is therefore a limited loss of general yard area or alteration to the access arrangements to this building.

8. Scale
The proposed building is of a similar scale to the adjoining buildings and also other similar buildings within the locality.

9. Appearance
The appearance will be similar to the adjoining buildings and similar materials are being used in the construction process and these will be all naturally finished materials.

10. Landscaping
There are no proposals for landscape planting as this building is set within the existing hard surfaced area of the farm buildings complex and the overall image of this complex will remain unchanged and is well screened around its periphery.

11. Access
There will be no changes to the existing highways access or increases in traffic movements.

12. Maintenance and waste

The development has been designed to make it practical and functional for modern agricultural needs and by using modern, high quality materials, this ensures that these structures require little maintenance. However, the building has been designed to allow easy and safe access for any maintenance requirements as and when required.

Any construction waste that cannot be re-cycled will be disposed of to an approved tipping site.