DESIGN & ACCESS STATEMENT

IN RELATION TO

A FULL PLANNING APPLICATION

FOR ROOFING AN EXISTING CATTLE GATHERING AREA AND ASSOCIATED CONCRETING WORKS

AT:

OAKWOOD FARM, UPPER MINETY, MALMESBURY, WILTSHIRE, SN16 9PY

APPLICANT: C J & K J GALLOP

PREPARED BY:

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INTRODUCTION

The purpose of this report is to identify and report upon planning considerations in terms of the design and access in respect of the above application.

PROPOSAL

The proposal is a full planning application to extend an existing agricultural shed by roofing over the adjacent cattle gathering area and provide concreting works to a high traffic area of the farmyard.

BACKGROUND

C J & K J Gallop is an established family run dairy farming enterprise based at Oakwood Farm, within the village of Upper Minety. The business currently farms approximately 250 acres of owner-occupied land with an additional 100 acres rented close by.

The roofing extension will support the growing farming enterprise which currently houses 200 dairy cows and 250 young stock. The land is mostly down to pasture, with some arable cropping to support the feed rations for the herd, comprising whole crop wheat.

The partners now wish to make improvements to the buildings at Oakwood Farm, by roofing over an existing area of concrete yard, which is currently used as a livestock gathering area. This will extend the cattle housing at the farmyard to accommodate for the growing number of cattle. The proposed roofing will allow longevity to an established family farming business, especially important when considering the removal of agricultural subsidies caused by Brexit.

C J & K J Gallop have received an agreement offer (agreement number 1305355) under the Countryside Stewardship Capital Grant Scheme, operated by the Rural Payments Agency, for concreting and roofing works. The proposal is to provide new roofing to the existing cattle gathering area (Option RP28: Roofing livestock gathering area) and renew an area of concreting in the farmyard (RP15: Concrete yard renewal) at Oakwood Farm. The funding aims to reduce foul drainages, run-off and risk of water pollution and the proposed works will achieve the aims of the Countryside Stewardship Capital Grant Scheme.

The agreement and planned works are supported by Roz Garner, the Catchment Sensitive Farming Officer for the Thames River Basin. Roz Garner confirmed that the land is within a high-water priority area with the pollutant pressures being phosphate and surface water pesticides.

By providing new roofing, less rainfall will be able to reach the livestock gathering area, reducing any subsequent leaching of dirty water into surrounding waterbodies. Furthermore, by improving the separation of clean and dirty water, air quality will be improved.

The proposed concreting is in a high traffic area of the farmyard and will protect the watercourse by ensuring the separation of clean and dirty water. Furthermore, the cleaning of the concrete yard will be directed into dirty water containment.

USE

The proposal will be directly used in conjunction with the farming business and will be for the purpose of agriculture, as demonstrated throughout this report.

DESIGN

The proposed roofing will measure 117.05m^2, being the existing gap between the cattle building and the feed barriers. The roof will have a height of 3.35m to the eaves and will comprise grey fibre cement sheeting, typical for agricultural buildings. Overall, the building will be no taller than before. The proposal will extend the cattle building to the west, as shown on the location plan.

The existing steel stanchions of the cattle building, and the metal feed barriers will be used to support the proposed roof. The eastern elevation will remain open fronted, with the other three sides enclosed by the adjacent agricultural buildings. The existing good quality concrete yard and surrounding barns will remain the same and in situ. Due to the layout of the farmyard, the proposed roofing will not be visible from the northern, southern or western elevations.

The concreting works will measure 241.55m^2 and the materials used will be in accordance with the RP15: Concrete yard renewal specifications listed by the Rural Payments Agency.

LAYOUT & LOCATION

The proposed works are located within the existing farmyard, with the roofing being of similar construction and height to the adjacent agricultural buildings. This will therefore bring minimal landscape disturbance to the surrounding area.

Oakwood Farm is located within the village of Upper Minety, being approximately 5.35 miles east of Malmesbury and 6.29 miles north of Royal Wootton Bassett.

Please note that two separate site plans have been produced to fulfil Wiltshire Council's validation requirements for Full Planning Permission. These are listed as Site Plan A and Site Plan B.

SCALE

The scale of the proposal, the accesses and siting are considered appropriate due to roofing over an existing area of concrete yard, between existing agricultural barns.

ACCESS & TRAFFIC MOVEMENTS

Access to the farmyard will remain unchanged and the proposal will not bring an increase in traffic movements to the site, being merely roofing over an existing area of yard.

POLICY

Paragraph 83(a) of the National Planning Policy Framework (NPPF) supports *the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings* and Paragraph 83(b) supports the *development and diversification of agricultural and other land-based rural businesses*. The proposal allows both of the above to happen, through a new section of roofing to provide essential livestock housing. It supports an existing farm business, allowing it to develop and expand in future years, bringing a more certain future for an agricultural business in the uncertain times following Brexit.

Likewise, Core Policy 34 of the Wiltshire Core Strategy *aims to support the rural way of life through the promotion of modern agricultural practices* and *support(s) sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification*. The proposal provides an essential building to allow an existing agricultural business to continue to operate and grow in the future. The proposed section of roofing is in keeping with the requirements of modern agriculture.

CONCLUSION

The application is considered compliant with local and national planning policies for proposals of this nature, ensuring the long-term growth and stability of an existing agricultural business. This will ensure a prosperous rural economy and agricultural development through a well-located new section of roofing and concreting.

Without the proposed concreting and roofing works, particularly during the winter months, the site will become wet as they are high traffic areas used by daily farm machinery and livestock. Therefore, the proposed works are reasonably necessary for the purpose of agriculture, especially to contribute to reducing water pollution at ground and surface water level for both the farm and the catchment area. Further details are provided within the Catchment Sensitive Farming Officer report accompanying this application.

PHOTOGRAPHS OF THE EXISTING BUILDING AND ADJACENT AGRICULTURAL BUILDINGS IN THE FARMYARD



View From Southern Elevation



View Looking South



View Looking North



View From Eastern Elevation