Singleton & Co

Land Agents
Residential and Agricultural Design
and Project Management

DESIGN AND ACCESS STATEMENT

Additional Cattle Building

At

Land off Forest Road
Wootton Rivers
Marlborough
Wiltshire
SN8 4NL

for
Blanchard Farms



Proposed Site of New Building on Land off Forest Road

SC 1236

June 2023

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1 INTRODUCTION

1.1 We act for Blanchard Farms who have asked that we submit an application for an additional Cattle Building on the Land off Forest Road near Wootton Rivers, as identified on the enclosed Location Plan and Block Plan.

1.2 Our clients farm 635 ha in all, the majority of the land being rented, the Land of Forest Road is a block of approximately 44ha which is owned by them, and is some distance from the main farmyards at New Barn Farm and Wolfhall Farm both near Burbage.

1.3 The Design and Access Statement describes the proposal and assesses the design and access it should be read in conjunction with the supporting information submitted with the application.

2 USE

2.1 The existing buildings are in Agricultural use, and used for Straw Storage and Cattle accommodation.

The proposed additional building will be used for Cattle Housing, for youngstock which are being reared for dairy replacements or for beef.

Housing the cattle at the Forest Road site makes logistical sense, rather than at New Barn Farm. This minimizes vehicle movements, with the feed, bedding and cattle on site, it just needs a daily visit to feed, check and bed up the cattle. If the cattle are elsewhere, the feed and bedding need transporting, and then the manure needs to be brought back to be spread on the land. As the manure is on site with the cattle based at the buildings, it can be spread on the adjoining land without the need to go on the road, the use of the manure on the land improves the soil structure and reduces the need for artificial fertilizers.

3 AMOUNT

3.1 The additional building will allow for housing of about 40 more cattle at the site, depended on their size.

4 ACCESS

4.1 The access will remain the same as existing. There will be little additional vehicle movements, other that bringing the cattle to and from the site, as mentioned above having the cattle based on this site keeps movements to a minmum.

5 HERITAGE

5.1 The site is not listed nor located within a conservation area, but does sit within the North Wessex Downs Area of Outstanding Natural Beauty.

6 LAYOUT

6.1 The new building will be to the south of the existing buildings, and this will form an edge to the farmyard.

7 SCALE

7.1 The additional building will house around 40 additional cattle, dependent on their size, which will provide sufficient housing for the dairy followers and beef cattle on the farm.

8.0 LANDSCAPING

8.1 It is proposed to plant trees as shown on the Block Plan around the edge of the site, a bund will also be created around the west of the existing building, this area will also be planted with shrubs, including English Holly (Ilex aquifolium), Hazel (Corylus avellana), Dog Rose (Rosa canina) and Blackthorn (Prunus spinose).

9.0 APPEARANCE

9.1 The appearance of the new buildings will be similar to the existing buildings, being of Steel Portal Framed Construction, under a fibre cement roof with rooflights with Timber space boarding walls over concrete panels.

10 CONCLUSION

10.1 This additional building will allow the farm to house the youngstock from the dairy and beef herds, on one unit, which simplifies the handling and movement of the stock, feed and manure.

We accordingly recommend this proposal to the Council

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