AGRICULTURAL SUPPORTING STATEMENT

Parsloes Farm,

Rodbourne, Malmesbury,

Wiltshire SN16 0EU

On behalf of Mr J Vincent

1. Proposed extension of an existing modern farm building

   Parsloes Farm is a conventional dairy farm with around 250 cows yielding around 1.7 million litres per year. The total farm is approximately 350 acres (grass and arable). Mr Vincent who farms in partnership with his farther and mother is looking to expand the herd to ensure the business remains viable and to spread their fixed costs. The family have an opportunity to acquire more farmland to produce fodder and bedding to accommodate an increase in the herd size.

   The current buildings at Parsloes Farm cannot accommodate any further livestock of fodder storage. The proposed location of the shed is within the existing farmyard (brownfield) mitigating as best as possible any impact to the surrounding area. The shed will be predominantly used for the storage of fodder (silage and straw bales). The building will also house some of the dairy herd during the winter months.

2. Shed Location

   The proposed location of the building has been chosen to provide for the most effective means of fodder storage and cattle housing. The proposal is not within the vicinity or views of neighbouring residential properties and is set back from the main road.

   The site is not designated within Flood Risk Zone and not at risk of flooding.

   There are no know public rights of way within the vicinity of the proposal.

   There are no threats or adverse effects to the local ecology due to the existing nature of the site. The proposed location for the new access holds minimal ecological value due to its existing use.

   There is seen to be no risk of contamination from current and existing uses along with future and proposed uses.



Proposed location of the extension to an existing modern farm building

3. Character, Design and Scale

   The proposed store is located for practical purposes – where the existing farmyard is situated already housing cattle. The shed will be 18.04 metres by 14.98 metres. The height of the shed will be 4.65 metres to the eaves and 9.14 metres to the ridge. The proposed shed is 270.24 square metres in size.

4. Materials

   The south elevation will be cladded with part concrete grain walling and part Yorkshire boarding with a 15ft metal galvanised door for access. The west and north elevations will be open. The roof will be cladded with natural grey fibre cement sheets.

5. Access

   No new access is required. No day-to-day additional traffic will be created from the proposal.

6. National Planning Policy Framework (NPPF)

   The NPPF supports development in the countryside. NPPF Section 6 giving significant weight to support economic growth and productivity taking into account bother local business needs and wider opportunities. The proposal will allow for increased productivity, help boost this business and local rural businesses.

7. Wiltshire Core Strategy (Adopted January 2015)

Core Policy 51 Landscape

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

The proposed site for a building is adjacent and connecting an existing agricultural building minimising the land lost and minimising the impact on the local landscape.

Core Policy 62 – Development

Impacts on the Transport Network Developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.

The access to the farmyard is deemed safe and is regularly used daily. The proposal will not increase traffic onto the existing highway.

8. Conclusion

The proposed application does not result in any harm to the surrounding area due to its location, design and materials proposed. The application itself is supported by the NPPF and Environmental Government agencies. We therefore see no reason why approval should not be granted.