DESIGN AND ACCESS STATEMENT

Application:	Demolition of part and erection of a new straw, hay and machinery barn
Property:	Manor Farm, Conock, Devizes, SN10 3QQ
Client:	R J Hues & Son
Date:	July 2023
Agent:	Christopher Powell BSc (Hons) MRICS FAAV

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Unit 6, The Grain Store, Manor Farmyard, Manor Farm, Coate, Wiltshire, SN10 3LP
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1.0 INTRODUCTION

1.1 Symonds and Sampson LLP have been instructed by R J Hues & Son to make an application for demolition of part and the erection of an agricultural building at Manor Farm, Conock, Devizes, SN10 3QQ.

1.2 This document provides:

- Policy Information
- Information surrounding the application regarding their design and need.
- Further Supporting Information

1.3 R J Hues & Son is an arable farming enterprise covering 1226 acres, situated in four ring fenced blocks. One source of income is selling hay and straw, all of which is baled and stored until sold throughout the year.

2.0 LOCATION AND SITE INFORMATION

2.1 Manor Farm is in the centre of the hamlet of Conock, approximately 5 miles from Devizes.

2.2 The site is accessed off an unnamed road in Conock.

2.3 The holding extends to over 1200 acres of land in four blocks, managed in an arable rotation of cereal and environmental schemes, there is also significant historic pasture and temporary grass leys.

2.4 The site is a flat area referred to as the 'top yard' near the main farmyard.

3.0 BACKGROUND

3.1 R J Hues & Son is a partnership between brothers Mr A Hues and Mr M Hues.

3.2 The farming enterprise is operated from Manor Farm, Conock, currently farming over 1200 acres.

3.3 The barn to be demolished is an old redundant concrete farm building that is coming to the end of its life. There is an area of waste ground situated behind this barn which the applicant wishes to utilise.

4.0 DESIGN PROPOSALS

4.1 Proposal

The proposal is to demolish part of the old concrete frame existing building, to allow room to utilise waste ground and erect a steel portal framed agricultural building to store fodder produced on the holding.

4.2 Scale

The new building measures 24.6m long by 13.7m wide, this gives a floor area of 337.02sqm. The building will measure 5.5m to the eaves and 7m to the ridge. The building will be divided into 4 bays at 6m each. The building partly demolished is 13.8m x 5.8 and 3 bays of existing building giving a total of 80.04 sqm.

4.3 Design/Appearance

The new agricultural building will be of steel portal frame construction with three elevations clad with juniper green corrugated tin. The north elevation will be open fronted. The roof will be made of grey profile 6 fibre cement sheets.

4.4 Access

Access will be taken from the existing farm/field access.

4.5 Landscaping

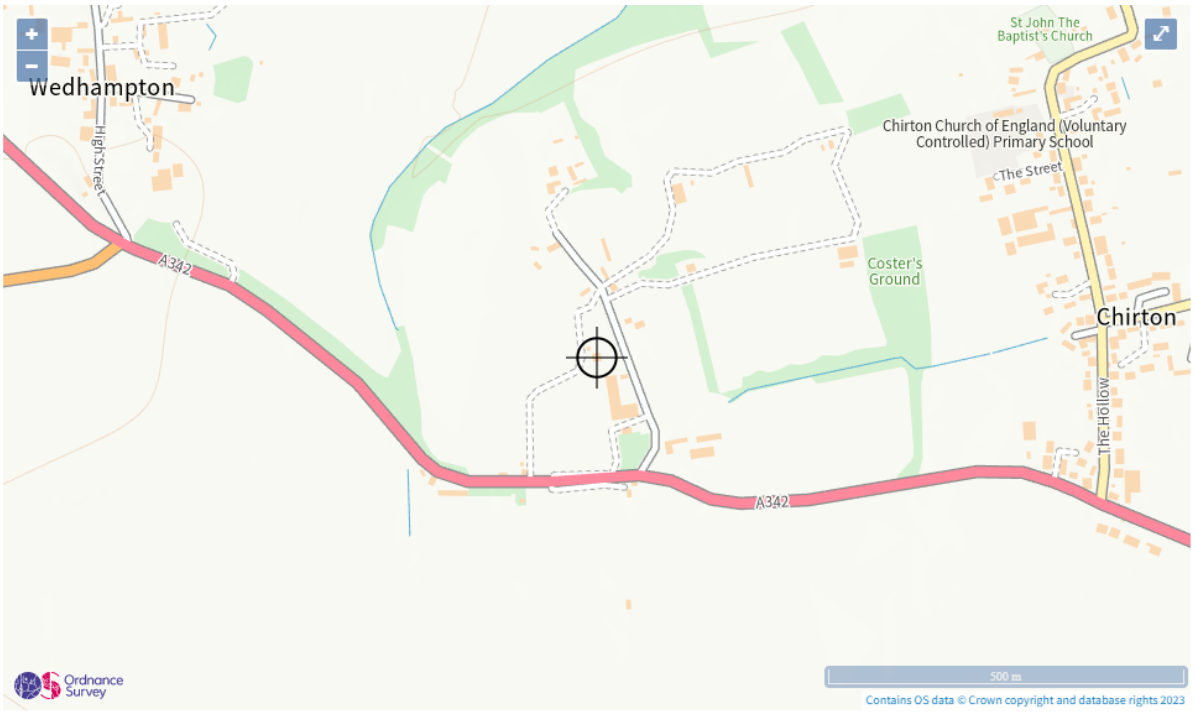
The area will be levelled using inert waste from the demolished building along with other hardcore to allow the proposed building to be constructed. The barn will be built with a finish sympathetic to the surrounding landscape.

4.6 Ecology

There seems to be no threat or adverse effects to the local ecology.

4.7 Flood Risk

The site is not in a flood risk zone. As can be seen on the flood risk map below.



4.8 Contamination

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

5.0 SUSTAINABILITY

Sustainability is a core principle running through the National Planning Policy Framework and this application has been proposed with sustainability at the forefront.

The proposed building will ensure produce does not depreciate as will be sheltered from the elements.

6.0 POLICY

National Planning Policy Framework

"3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;

Promote the development and diversification of agricultural and other land-based rural businesses;

Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;

and

Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."

Wiltshire Core Strategy (Adopted January 2015)

The relevant local planning policy makers are Wiltshire Council whose local planning policies are contained within the Wiltshire Core Strategy Adopted January 2015.

The Wiltshire Core Strategy 2015 recognises the importance of agriculture and the benefit it brings to the rural area although there are no specific policies within the Local Plan relating to the erection of new agricultural buildings which is a surprise, given the importance of the agriculture to the district. The NPPF is the guiding document

Core Policy 48 explains the approach that will be taken to support rural communities, outside the limits of development of Principal Settlements, Market Towns, Local Service Centres and Large Villages and outside the existing built areas of Small Villages. The policy is based on the following key objectives:

• Protecting the countryside and maintaining its local distinctiveness.

• Supporting the sensitive reuse of built assets to help meet local needs.

• Supporting improved access between places and to services; and • Supporting the community in taking ownership of local services.

• Supporting the community in taking ownership of local services. The approach to development within small rural settlements is set out in Core Policy 2. Wiltshire Core Strategy January 2015 186 6.62 Residential development will not normally be permitted in the countryside unless it meets the requirements of Core Policy 44 (Rural Exceptions Sites). However, additional dwellings may be justified in certain circumstances when they are required in the interests of supporting rural employment, for example in association with equestrian activities when worker accommodation is needed onsite. In view of the exceptional circumstances, applications will be scrutinised thoroughly and opportunities for accommodation within nearby settlements must be considered initially.

Core Policy 51 Landscape

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:

i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.

ii. The locally distinctive character of settlements and their landscape settings.

iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.

iv. Visually sensitive skylines, soils, geological and topographical features. v. Landscape features of cultural, historic and heritage value.

vi. Important views and visual amenity.

vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.

viii. Landscape functions including places to live, work, relax and recreate.

ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the 269 objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

7.0 CONCLUSION

As can be seen in this application along with additional information submitted the Application is straightforward and allows a successful business to build additional storage while utilising redundant land.

We have provided detailed plans of all proposals and the applicant's agent is more than willing to discuss these further if necessary.

SIGNED: .....

CHRISTOPHER POWELL BSc (Hons) MRICS FAAV

Rural Partner

DATE: July 2023

APPENDIX 1

Photographs



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