NORTH LETHERBY
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PLANNING, DESIGN AND ACCESS STATEMENT

Supporting a planning application for

DEMOLITION OF AGRICULTURAL LEAN-TO ERECTION OF AN AGRICULTURAL BUILDING AND LAYING OF ADDITIONAL HARDSTANDING

at

LAND SOUTH OF B4039
TIDDLEY WINK
YATTON KEYNELL
CHIPPENHAM

on behalf of

Mr G. Bicknell

Prepared by

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1 INTRODUCTION

1.1 This Planning, Design and Access Statement accompanies a planning application for the erection of a small agricultural building and associated works on land south of the B4039, Tiddley Wink, Yatton Keynell, Chippenham.

1.2 The proposed building will be used for the storage of hay, agricultural vehicles and equipment.

1.3 This Planning, Design and Access Statement describes the proposals and considers the erection of the agricultural building in light of the relevant national and local planning policy.

1.4 This Statement has been prepared by Sara Tucker MRICS, FBIAC of North and Letherby Ltd.

2 THE AGRICULTURAL HOLDING AND AGRICULTURAL BUSINESS

2.1 The holding is located to the south of the B4039 and extends to approximately 2 hectares (5 acres).

2.2 The holding is bounded to the north by a mature field hedge and the B4039. The north-western boundary is formed by a tree belt and an agricultural track. Remaining boundaries are formed by mature hedges with agricultural land beyond.

2.3 The holding currently benefits from a well-formed access from the highway leading to a small, enclosed yard laid with concrete and road planings. The yard contains a range of small buildings comprising stables, a blockwork store/workshop and a lean-to clad with corrugated sheeting attached to the southern elevation of the stables. Agricultural machinery is currently stored in the lean-to.

2.4 Agricultural land is down to pasture. Hay is cut across approximately 1.7 hectares. Based on an average hay yield of 7 tonnes per hectare, the holding is expected to produce approximately 12 tonnes of hay per year based on a single cut. Baled into small bales, for ease of sale to equestrian or agricultural customers, this equates to approximately 450 – 500 small bales.

2.5 The holding does not contain a building suitable for the storage of hay. All hay cut from the land is sold directly from the field. This system does not enable the applicant to control the sale of his produce. Appropriate storage would allow the applicant to sell hay at appropriate times.

2.6 Appropriate storage would also enable him to store hay during years when a second cut is possible (reliant upon suitable weather conditions) and / or retain hay which did not sell during the previous year.

3 THE PROPOSAL

3.1 The proposed development is to demolish the small lean-to and erect an agricultural building suitable for the storage of hay and agricultural machinery. The floor area of the lean-to is approximately 30sqm. As shown in Photograph 1 below, the lean-to just large enough for the storage of mowing and baling equipment.

Photograph 1: existing machinery storage (lean-to to be demolished)



3.2 The proposed replacement building will extend to approximately 14.1m by 9.2m externally (45ft by 30ft), a total external footprint of approximately 130 sq m. Internally, the usable area will be approximately 114sq m. The proposed building will rise to 4.3m (14ft) to the eaves and 5.6m at ridge height.

3.3 A steel portal framed building is proposed. The rear (west) elevation will be completed with blockwork to eaves height. The end elevations (north and south elevations) will be clad with spaced timber boarding externally. Internally, the end elevations will be formed by blockwork walls to approximately 1.5m to protect the external cladding from potential damage whilst manoeuvring vehicles, equipment and bales of hay in and out of the building. The front (eastern elevation) will be open. The roof will be profiled metal sheeting (dark green) with translucent panels / skylights.

3.4 The proposed building is to be sited to the south of the existing lean-to and yard. The existing hard surface upon which the lean-to stands will be retained and a small area of additional hardstanding will be formed to facilitate access to the building. The proposed hardstanding will be laid to match existing permeable hardstanding at the site.

3.5 The proposed building will be offset from the tree belt, outside its root protection area. The approximate location of the proposed building is shown in Photograph 2 below.

Photograph 2: siting for proposed building, off-set from tree belt



3.6 The long-established access be utilised. No changes to the existing access are proposed.

4 PLANNING CONSTRAINTS AND DESIGNATIONS

4.1 The site is in the open countryside. The site is not in the Green Belt, nor it is in a nationally or locally designated landscape area or nature conservation area. There are no designated heritage assets nearby.

4.2 The site is in Flood Zone 1, identified as an area not at risk of flooding from any source.

4.3 No public rights of way cross the site.

5 PLANNING POLICY CONTEXT

National Planning Policy

5.1 The National Planning Policy Framework ('NPPF', updated July 2021) sets out the overarching planning policies for England and how they should be applied at the local level.

5.2 Paragraph 84 of the NPPF states that planning policies and decisions should enable the *'sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings*' and '*the development and diversification of agricultural and other land-based rural businesses*'.

5.3 At paragraph 174, the NPPF notes that planning policies and decisions should recognise '*the intrinsic character and beauty of the countryside*' (bullet point (b)). Paragraph 180 advises that '*opportunities to improve biodiversity in and around developments should be integrated as part of their design'* (bullet point (d)).

Local Planning Policy

5.4 Core Strategy policy 48: Supporting Rural Life seeks to support rural communities, outside the limits of identified settlements.

5.5 Core Policy 50: Biodiversity and Geodiversity requires a development proposal to demonstrate how it protects features of nature conservation and geological value. All development should seek opportunities to enhance biodiversity.

5.6 Core Policy 51: Landscape requires development to protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character.

6 ASSESSMENT AGAINST PLANNING POLICY

Rural Economy

6.1 There is no suitable storge for hay on the holding. The provision of covered storage is reasonable. One cut of hay on the holding typically produces 450 – 500 small bales. Bales such as this are sold to local equestrians or livestock businesses. Stacked to a height of approximately 3m, small bales can be retrieved swiftly for sale and transported in small numbers as and when required. Sufficient space would be provided above the stacked hay to allow for air circulation and prevent overheating of the hay.

6.2 Hay storage requirements are set out in Table 1 (one cut).

Table 1: hay storage requirements (one cut)

	Tonnes	Storage (m^3 per tonne)	Total volume (m^3)	Floor area when stacked to 3m (sq m)
Hay (first cut)	12	7	84	28

Source: Agricultural Budgeting and Costings Book

6.3 The remaining floor area will be utilised in part for a second crop of hay and / or hay retained from the previous year, as dictated by local weather conditions. Hay making and grass management equipment will be stored in the building following the demolition of the lean-to. Provision of the building will enable the applicant to store a tractor on site, will provide improved storage for hay-making equipment and other items necessary for the operation of a small grass based agricultural unit. The existing blockwork building will become a dedicated workshop, enabling the applicant to keep all tools, fuel, oils, other chemicals, and to undertake heat-generating work such as soldering away from a stored crop of dried hay. The proposed building is reasonably necessary for the applicant's agricultural business.

6.4 The proposed building is of an appropriate design and scale for its proposed uses. The open front and ventilated end elevations will allow airflow around stored hay whilst keeping it dry from water ingress. The open front will enable the vehicles to manoeuvre within the building.

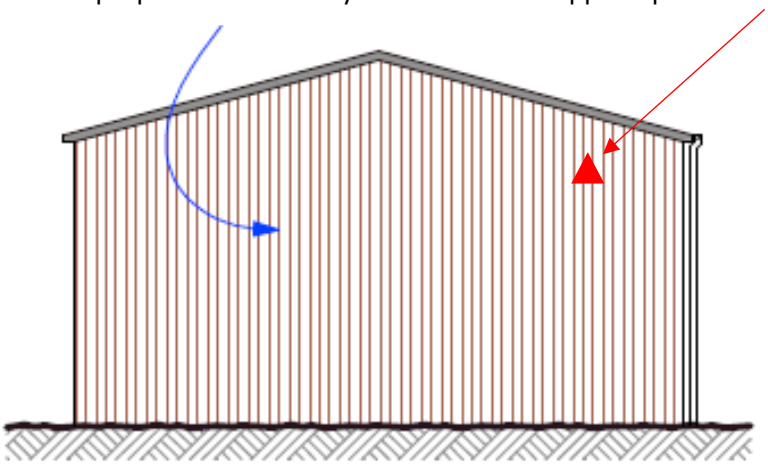
6.5 The proposed building will enable the applicant to improve his existing agricultural business, meeting the policy aims of paragraph 84 of the NPPF and core policy 48.

Biodiversity

6.6 The existing lean-to is open fronted and clad in corrugated sheeting. Its removal is not anticipated to adversely affect any European protected species. If birds are observed nesting in the lean-to, demolition will take place outside the bird nesting season. The building will be erected outside the root protection area of the adjacent tree belt. Trees (and any birds nesting in them during demolition and construction) will be unaffected.

6.7 Enhancements are proposed. A bird nesting box will be installed at the northern elevation of the building. A box such as a Schwegler 1SP sparrow terrace or Schwegler 10 swallow nest box will be installed at approximately 3-4 m above ground level as shown in the extract from the Proposed Elevations below.

Insert 1: proposed biodiversity enhancement – approx. position of proposed bird nesting box



Proposed North (Side) Elevation

Extract not to scale

6.8 The proposals meet biodiversity protection and enhancement measures of the NPPF and Core Strategy.

Landscape

6.9 The building is entirely rural in character and will form part of a cluster of buildings in the small yard. The building will be suitably located within the site for access purposes and viewed against (but off-set from) a tree-belt. Materials and colours are appropriate for the proposed location.

6.10 Removal of the small lean-to, clad with unsightly corrugated sheeting, will be an enhancement.

6.11 The proposed building meets the landscape aims of paragraph 174 of the NPPF and local policy CP51.

6.12 Traffic generation is not expected to increase significantly. There will be no significant impacts upon the highway network as a result of the development.

6.13 Policy aims regarding development in the NPPF and local planning policy are met.

7 SUMMARY AND CONCLUSIONS

7.1 A small agricultural building and an additional area of hardstanding are proposed in support of the applicant's agricultural business.

7.2 The proposed building is appropriately designed and scaled for its agricultural purposes.

7.3 The proposed building is to be sited adjacent to a mature tree belt and close to an existing small yard. Proposed materials are entirely in keeping with the rural surroundings.

7.4 The proposals are supported in national and local planning policy. The application can, we respectfully suggest, be recommended for approval.

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