DESIGN & ACCESS STATEMENT FOR
ERECTION OF BUILDING HOUSING
FARM OFFICES & WELFARE FACILITIES



UPPER BEARFIELD FARM
ASHLEY ROAD
BRADFORD ON AVON
BA15

ASHLEY DESIGN
2223 D&A
JUNE 2023

CONTENTS

1. **GENERAL**
2. **SITE & CONTEXT**
3. **DESIGN**
4. **PLANNING**
5. **ACCESS**
6. **PHOTOS**
7. **APPENDIX 'A'**

1. GENERAL

1.1 This application is for full planning consent for the erection of an extension to Appleton Barn to provide farm offices and welfare accommodation.

2. SITE & CONTEXT

2.1 Sited alongside Appleton Barn the proposal is between the main farm complex, Barley House and is opposite the original farmhouse. It is approached by a private access road from Ashley Road opposite the Dog & Fox public house.

2.2 Upper Bearfield Farm is a large mixed arable and dairy unit with a herd of some 230 milking cows and about the same number of followers and beef cattle. It covers an area of some 410 acres (164 htrs) north west of Bradford on Avon on the edge of the Cotswold's.

2.3 There are eight employes and several family members working the farm at any one time.

3.0 DESIGN

3.1 Appleton Bath is three-bedroom agricultural workers dwelling of simple vernacular form with a double pitched roof clad with simulated stone tiles. Walling is Bradford on Avon reclaimed natural rubble stone.

3.2 It is proposed to erect as an extension to Appleton Barn a two storey building to house welfare facilities on the ground floor. These are to comprise a staff rest room with kitchen area, toilets, showers and lockers. At first floor level there is to be a general office, private office and a secure store room for files and sensitive items.

3.3 Keeping the ridge height some 350mm below the existing building will ensure it is subservient to it. This will be further emphasized by the use of larch boarding to clad the timber framed external walls. Sandtoft 2020 Tuscan tiles with their flat profile will also express a subservient appearance against the existing property.

3.4 Providing the facilities as an extension to the existing dwelling will serve to minimize the visual intrusion into setting. Whilst providing accommodation required to meet current workplace standards.

4.0 PLANNING POLICY

4.1 Wiltshire Core Strategy (WCS)
Core Policy 48 Supporting Rural Life has been considered when formulating this application.

National Planning Policy Framework (2019)
Planning Practice Guidance States
149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
(a) buildings for agriculture and forestry;

PLANNING HISTORY

4.3 There have been several planning applications relating to area of this proposal which relate to the existing dwelling as follows:

14/00775/OUT made on the 20/01/2014 for an agricultural workers dwelling. Withdrawn by the applicant to address officers' comments on 03/04/2014

15/02604/OUT revised application for the agricultural workers dwelling made on 16/03/2015 and approved on 18/06/2015. A precis of the officers' report indicates that there were significant changes to the business since the withdraw of 14/00775/OUT that justified approval.

15/11683/REM This application was made on the 24/11/2015 to satisfy the conditions set out in 15/02604/OUT. Approval was granted on the 19/02/2016. The property is know known as Appleton Barn

4.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The development proposals have been formulated with due regard to the policies that make up the statutory Local Development Plan and Supplementary Planning Guidance, together with Government guidance contained within the National Planning Policy Framework (February 2019)

5.0 ECOLOGY

5.1 As the site is a previously developed area and the site of the proposal contain no buildings or vegetation that could harbour protected species it is considered that no ecological survey is required.

6.0 ACCESS

6.1 The site is served by the existing farm access and no alterations are needed for the proposed development.

PHOTOS



THE SITE OF THE EXTENSION



THE FARM ACCESS ROAD

APPENDIX 'A'

PR & J Quick and Sons
Upper Bearfield Farm
Ashley Road
Bradford on Avon
BA15 1RT

Statement of Need

Since the COVID-19 pandemic, we have a new found requirement to increase the welfare facilities on the Farm. At the same time office space separate from the house is required due to the farm business increasing in size. Also, as a result of the increase in legislation and documentation requirements of Defra etc.

There is presently no existing office facility on site which has led to the small study in the residence Appleton Barn being used. There is now a pressing need with a young family and a growing staff to move the office use from the house.

Offices and welfare facilities fit for purpose with access separate from the dwelling are required to enable the efficient running of the large farm enterprise.

Christopher Quick
PR & J Quick and sons
20th June 2023