HARLOW & SON
Planning & Building Consultants
Contact Tel:- 01225 938329

Park Gates
Rood Ashton Park
West Ashton
Wilts
BA14 6AT

Design and Access Statement

Planning Permission for New Field Shelter at Home Farm, Rood Ashton Park, West Ashton, Wiltshire, BA14 6BL

This design and access statement sets out the supporting information and design principals from which this proposal has been formulated.

This should be viewed in conjunction with the associated plans submitted, AH2019/37 Sheet 1

Brief description of proposal

The proposal is for the erection of a field shelter for animals on the agricultural building.

1. Background & Proposal

1.1 The application site is located within the Parish of West Ashton.

1.2 The site is an agricultural holding known as Home Farm.

1.3 Home Farm comprises of a total of 400 acres of farm land, which is used as grazing land and for growing crops. Home Farm also manages a cattle herd of approximately 150 depending on time of year. These are reared for the purposes of selling for beef.

1.4 The application site is the field to the East of the main farm buildings at Home Farm, where the majority of the existing agricultural yard & buildings are located. The application site is currently a grass field used mainly for grazing of animals, including the cows. On occasion the field is used for one off events i.e. bonfire/firework display nights.

1.5 The applicant and his family members live at Home Farm.

1.6 The application site is mainly surrounded by agricultural land associated with the agricultural holding within the applicants ownership. There are a couple of residential properties that also are located around the application site that are not in the applicants ownership.

1.7 The applicant is the business owner, with family members being employed within the business to run the farm.

1.8 Home Farm also has intermittent other business uses, such as hosting bonfire night events, and occasional use of some of the other grass fields for wedding events.

1.9 Home farm also has a private fishing lake, whereby an additional stream of small revenue is received by fishermen paying to fish the lake. Occasional fishing competitions throughout the year are hosted at the lake.

1.10 This shows Home Farm has an overriding agricultural theme, but there are a number of small existing alternative uses within the holding which help support and provide revenue for the business.

1.11 The proposal is for the erection of a new brick built field shelter against a red brick wall which formed an old walled garden to the property. Both fields either side of the garden wall are used for grazing of animals now by the applicant.

2. Use & Layout

2.1 The use of the application site will not be changed by this proposal, the site will remain agricultural.

2.2 The new field shelter will serve as shelter for animals that are turned out for grazing, this will include cows as well as other animals such as donkeys/horses.

2.3 The scale and size of the field shelter has been designed to match the other previous agricultural buildings in this location as not to look out of keeping with the built vernacular.

2.4 An agricultural building of this size and scale will not look out of place, as it is expected to have agricultural barns around the countryside setting, and the use of the palette of materials against the existing garden wall will help the building assimilate into its location.

2.5 The use of the building will be for agricultural purposes and so there will be no change of use to the immediate vicinity meaning there will be no impact of use of the building to the neighbouring properties.

3. Access & Parking

3.1 The proposal does not need any access or parking arrangements.

4. Scale

4.1 The building will not cause any detrimental impact any surrounding properties with the scale being in keeping with nearby buildings.

5. Landscaping

5.1 The application does not affect the landscaping of the site, meaning as a field.

6. Appearance

6.1 The field shelter will be constructed of materials expected to be present on an agricultural building which would be present in open countryside, this will ensure the building blends in with the wider setting.

6.2 The walls will be red brick to match the existing garden wall and roof will be natural slate.