DESIGN AND ACCESS STATEMENT
FOR THE ERECTION OF A GRAIN STORE
INPUTS BUILDING, HARD STANDINGS
NEW ACCESS AND ACCESS TRACK

AT WOOLLEY PARK FARM
BRADFORD ON AVON
BA15 1TT

D&A 2224
AUGUST 2023

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1.0 GENERAL

1.1 This is a full planning application for the establishment of a replacement farmyard area with at this stage a new grain store, inputs building, part hard standings, new access and access track.

1.2 A site meeting was held on the 7th July 2022 with planning officers and the professional team. The principal of the development was discussed and the necessary investigations agreed. Since that time reports have been obtained covering all issues raised. A copy of the notes of the meeting are attached to this application.

2.00 SITE AND CONTEXT

2.1 Woolley Park Farm lies some 500 metres south east of Woolley Green on the B3105, which is 4 kilometers east from Bradford on Avon in Wiltshire.

2.2 Located due south east of the present complex and listed farm house the site, it is 350 metres off the B3105. In a low-lying area with a substantial tree belt and mature hedge on its southern boundary the site is unobtrusive from the public realm.

2.3 As suggested by the planning officers the initial 90 metres of the proposed access track are to be formed with grasscrete, to ensure a discrete appearance. From that point the land drops away towards the proposed site.

2.4 Plan 22240-L-01 shows the whole farm holding and also the locations of the existing farm complex and the proposed farm yard.

3.0 DESIGN

3.1 It is proposed to redevelop the existing farm complex as none of the buildings are fit for purpose for present day farming practice. Either being not large enough to accommodate the volume of produce or accessing by up-to-date machinery.

3.2 Location of the new farmyard away from the existing complex is considered to be vital so as not to affect the redevelopment. Its landscape and Visual impact is also extremely important and has been carefully considered when selecting the proposed site location. This has been assessed and is elaborated on in the LVIA prepared by WHLandscape which is attached to this application.

3.3 A Preliminary Agricultural Appraisal prepared by North & Letherby details the problems and inadequacies of the present buildings within the existing farm complex. It also assesses in detail the requirements of a replacement farm yard and access to it. A schedule of the buildings and type are attached to their report which is attached to this application.

3.4 Drawing 2224-22-03C illustrates the proposed layout of the proposed new yard area. At the present time the urgent need is for a grain store This is designed with a 30.5m x 24.4 (100' x 80') footprint of 3 bays with 3 roller shutter doors. The steel portal frame is 7.5 metres to eaves with a concrete panel plinth and profiled olive-green cladding and roof. All as shown on drawings 2224-FC-01 and 2224-FC-2A.

3.5 The inputs store indicated on the layout is a steel portal framed building illustrated on drawing 2224-FC-08. It has a three high concrete panel wall area above which the cladding is olive green profiled steel. The roof is to be anthracite fibre cement sheeting. The building is required to store fertilizer and other material necessary for arable cultivation.

3.6 The necessary hard standing areas to service the two proposed buildings are shown on drawing 2224-22-03C along with security fencing and gates. The latter items are needed due to the increasing incidents of theft from agricultural holdings.

4.0 PLANNING

4.1 Planning History: There have been no planning applications relevant to the land the subject of this planning application. There have however been several applications in respect of the existing farm complex none of which effect this current application.

W/75/00215/HIS	General-Purpose Agricultural Store	Approved 28/4/1975
W/90/01563/FUL	Garage & Garden Store	Approved 01/08/1991
W/03/01584/AGD	General Agricultural Unit	Approved 29/09/2008
W/10/02826/FUL	Stone Barns to Holiday Lets And New Access to Highway	Approved 10/02/2011
W/10/02827/LBC	Stone Barns to Holiday Lets	Approved 10/02/2011
W/12/01728/FUL	Construction of Poultry Unit	Approved 11/06/2012
14/04543/FUL	Renewal of Holiday Lets & Access	Approved 18/09/2014
14/04544/LBC	Renewal of Holiday Lets	Approved 18/09/2014
15/01132/PNOU	Conversion of Dairy Building To Three Dwellings	Approved 31/03/2015
15/05787/FUL	Re-siting of Poultry Unit	Approved 11/08/2015

4.2 Pre application advice was sought from the council's planning team in respect of the redevelopment of the existing farm complex and the proposed new farmyard. A response was received on the 5th May 2023 raising several issues. In view of this a meeting was held with the case officer on the 1st August.

4.3 After detailed discussions with the applicants outlining the problems with the present complex the case officer suggested a two-stage approach. The need for a new grain store was recognized and an application for that with the new access was suggested. At he same time it was recommended that a Part Q application was submitted for the development of two barns on the existing complex. It was agreed that this approach be followed.

4.3 Core Policy 57 requires new developments efficient use of land whilst taking account of the site and local context. To deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

The proposals are to be sited in a location where it would be least visual intrusive and will not detrimentally affect neighbouring interests or adjoining land uses.

4.4 Green Belt – The site is located in the Green Belt and accordingly section 13 of the NPPF applies. The opening paragraph number 133 applies and sets out the aims of the NPPF within this respect.
Paragraph 145 of the NPPF cites exceptions where development can be allowed within the Green Belt. Which are assessed as being inappropriate and harming the open character of the

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Green Belt. The construction of buildings for the purpose of agriculture and forestry and as such are valid exceptions.

5.0 ACCESS

5.1 A new access is required from the B3015 and a location has been chosen to provide the maximum visibility in each direction. Visibility of in excess of 215 metres will be achieved in both directions.

5.2 An informal enquiry to the council's highway officers confirmed that the new access will be acceptable in principle, designed as that previously approved for the existing farm complex redevelopment.

5.3 As requested by the planning officers the initial section of the access track which rises from the B3015 is to be formed with Grasscrete so as to render it less obtrusive. From that point to the new yard the track will be formed in concrete.