Planning Design and Access Statement

1. The proposal

Location
Kemp's Barn, Hindon, Salisbury, Wilts, SP3 6EU

Type of application: Full

Agent: Michael Goff, Agricultural Planning and Project Management, 2, Bovey Cottages Waterrow, Taunton, TA4 2BA

Applicant: Hindon Farms Ltd, Oddington Grange, Weston on the Green, Bicester, OX25 3WQ.

2. Description of proposed development
Replacement grain storage building and associated works

3. Date:
3rd November 2023

4. Statement:
This statement is prepared in accordance with the requirements of the Town & Country Planning (General Development Procedure Order) (England) Order 2006 and will address the design principles and concepts that have been applied to the development by reference to:

- Context
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Access
- Maintenance and waste

5. Context
Site assessment
The applicants run a family based arable farming enterprise on land in the area around Kemp's Barn, and the farm buildings complex is based at Kemp's Barn, which consists at present of a series of grain storage buildings and a workshop. This application deals with an extension to the existing grain store at the southern side of the site and the regularisation of an infill building that has been erected over the exiting grain dryer to protect it from the weather.

Justification

The proposed grain store extension will enable this farming business to store the grain that is grown on this arable farm. The infill building protects the existing grain dryer from the weather which will reduce this farms maintenance costs.

Planning Policy
The primary planning policy framework that is relevant to this application is the West Wilts Local Plan 2011 and the Government guidance within the NPPF.

Evaluation

The future of this traditionally farmed landscape depends on people like the applicants who are willing to farm and also invest in land management which also benefits the landscape and biodiversity of this area and maintains/enhances the environment.

This proposal has been prepared to take account of the planning policy criteria and to suit the needs of the farm. The site is not of significant historic, geological interest and its visual impact has been considered. The site of the new building being the footprint of the existing building sits within the middle of the farm building complex and it is felt that there will be no additional visual impact and the new building will be of similar height and appearance to the one approved under the Permitted Development application.

Arable farming is the main sector found within this area and for arable farmers to be successful, they have to have sites that have grain storage facilities that meet the required standards and can easily be accessed by HGV vehicles when required. This is an established farm grain storage site with good access on to the B3089 with easy access on to the A350 and A303.

6. Amount
The foot print of the proposed buildings amounts to 887.0 sq. metres.

7. Layout
The layout is the same as the present arrangements, there are no alterations to the farm yard arrangement of the highways access.

8. Scale
The buildings are of similar scale to the existing buildings.

9. Appearance
The appearance will be similar to other grain storage buildings on this site and at other nearby farming sites and the details of the external materials can be seen on the elevation drawings.

10. Landscaping
Due to the nature of the development and position of the buildings within the site, there are no additional landscape planting proposed.

The applicants are very aware of the natural environment on their farm and within the surrounding area and through the Countryside Stewardship Scheme make improvements on a regular year on year basis.

11. Access
There will be no changes to the existing highways access or increases in traffic movements as the volume pif grain to be stored is not increasing.

12. Maintenance and waste
The development has been designed to make it practical and functional for the needs of modern farming and by using modern, high quality materials this ensures that the structure require little maintenance. However, the design has taken into account how easy and safe access will be achieved for any maintenance that might be required in the future.

There will be no waste material arising from this development.

The storm water from the development will be disposed via a new infiltration system that will allow any run off to be discharged at rates in line with the current Greenfield run off rates which average around 1.5 m/s x 10 to the minus 4. The final design for the infiltration system will be in line with the BRE 365 ` Soak-away Design.