DESIGN AND ACCESS STATEMENT

Application:	Proposed Agricultural Building
Property:	Ox Lea Barn Farm, Rowde, SN10 2BQ
Client:	Ms M. Camilleri and Mr. J. Mills
Date:	November 2023
Agent:	Christopher Powell BSc (Hons) MRICS FAAV

Prepared by:

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1. INTRODUCTION

Symonds and Sampson LLP have been instructed by Ms Camilleri and Mr Mills to prepare and submit an application for a new agricultural building at Ox Lea Barn Farm, Rowde, SN10 2BQ.

This document provides:

- Policy Information
- Information surrounding the application regarding their design and need.
- Further Supporting Information

This report has been prepared by Christopher Powell BSc (Hons) MRICS FAAV, rural partner of the Devizes office of Symonds and Sampson LLP

2. SITE INFORMATION AND BACKGROUND

Ox Lea Barn Farm is located on the A342, on the outskirts of Rowde and north of the market town of Devizes (0.4 miles).

The applicant farms Ox Lea Barn, lambing and rearing rare breed sheep. They have a pedigree flock of Oxford Down sheep and are helping to rebuild the national flock numbers while producing excellent meat for sale locally. The applicants have farmed at the site since 2017.

The applicant owns 16 acres of pastureland with agricultural buildings comprising as follows:

- Barn 1 – Lambing and Winter Housing (Planning ref. 17/00035/FUL)
- Barn 2 – Isolation and Fodder Building (Planning ref. 18/07263/APD)

The applicants also farm an additional 32 acres rented on annual grass keep agreements.

The land is grazed by the applicant's rare breed sheep flock throughout the drier months along with additional land mown for hay and silage to provide fodder for the winter. Fodder grown on the holding is currently stored in the existing agricultural building (Barn 2). The applicant requires an additional building to store machinery and for a workshop to maintain the machinery. Due to the fire risk of the workshop building it is important for the building to be separated from the fodder and livestock buildings.

The property is registered with the Rural Payments Agency and claimed under the Basic Payment and Countryside Stewardship Scheme with a Sustainable Farming Incentive application pending. The CPH number for the holding is 45/084/0218.

3. PROPOSAL

The Proposal seeks consent for the erection of an agricultural building for the storage of machinery and to provide workshop.

4. DESIGN

Full design drawings for the building accompany the proposal.

The building will extend to 9.14m (30ft) by 18.28m (60ft) with a height to eaves of 3.66m and height to ridge of 4.89m.

The building will extend in total to 167 sqm.

The building is of a typical agricultural design and scale, being a steel portal framed building under a fibre cement sheeted roof with sky lights with corrugated sheet cladding and concrete panels to the side elevations. Two of the bays will be open fronted with the third bay enclosed by corrugated sheeting with a roller shutter and personal door to ensure security of the agricultural workshop.

5. ACCESS

Access will be using the existing accesses from the public highway A342, Dunkirk Hill. Additional hardstanding will be provided to the front of the building, allowing vehicles to safely enter and exit the property in a forward gear.

There are no access amendments required at the highway junction.

6. LANDSCAPING

The building will be built with a finish sympathetic to the surrounding landscape, similar to the existing buildings.

7. ECOLOGY

The proposal will adjoin the existing buildings and hardstanding and expected not to impact ecology.

8. FLOOD RISK

The site is located in Flood Zone 1, an area at low risk of flooding.

9. POLICY

National Planning Policy Framework

The National Planning Policy Framework (2023) sets out, in paragraph 84, that planning policies and decisions should allow the sustainable growth and expansion of all types of business in rural areas, through well-designed new buildings.

Local Plan

The application is compliant with Wiltshire Core Strategy and more specifically the following policies are considered relevant:

Core Policy 34 (Additional Employment Land) aims to promote modern agricultural practices and appropriate diversification of the rural economy. It states that outside of defined settlement boundaries, appropriate developments will be supported that supports sustainable farming and food

production through allowing development required to adapt to modern practices. The proposed building, is to be used in association with the existing agricultural use and therefore expected to be considered acceptable in principle in accordance with this policy.

10. CONCLUSION

The proposal has considered the proposed development's location, access, size and its design and is in keeping with the surroundings in terms of character, form, bulk and aesthetic. The proposal for the erection of the building is therefore considered to meet the principles set out in national and emerging local policy.

Signed: _____

Christopher Powell BSc (Hons) MRICS FAAV
Rural Partner

November 2023