DESIGN & ACCESS STATEMENT

IN RELATION TO

A FULL PLANNING APPLICATION

FOR ERECTION OF A GENERAL PURPOSE AGRICULTURAL BUILDING

AT:

LAND AT STABLEVIEW, BINCKNOLL, ROYAL WOOTTON BASSETT, WILTSHIRE, SN4 8QR

APPLICANT: NUTLAND CONTRACTING LTD

PREPARED BY:

WEBBPATON LLP, THE DAIRY, HOOK,
ROYAL WOOTTON BASSETT, WILTSHIRE, SN4 8EF

DECEMBER 2023

INTRODUCTION

The purpose of this report is to identify and report upon planning considerations in terms of the design and access in respect of the above application.

PROPOSAL

The proposal is a full application for the erection of a general purpose agricultural building at Land at Stableview. The building will be predominately used for machinery and forage storage in association with Nutland Contracting Ltd, based on site.

SITE DESCRIPTION AND BACKGROUND

The site is located at the agricultural holding associated with Nutland Contracting Ltd, which is approximately 1.29 miles from the centre of Royal Wootton Bassett, which is a town located to the south west of Swindon. The site is accessed directly off the main public highway known as Chaddington Lane which leads to the A3102.

The proposed building is located within an existing area of hardstanding, which is used in conjunction with the main agricultural yard at Stableview. The main yard is located approximately 500m from this area of hardstanding. The proposed building is in the northwest corner, as seen in the below extract taken from the Block Plan. The proposed building is not within 25m of a public road, however, given prior notification is being sought for a new agricultural building in the main agricultural yard at Stableview, this proposed building is required to utilise full planning.



The yard in which the proposed building is located, is used in conjunction with my client's agricultural business, Nutland Contracting Ltd. This business is one of the largest producers of high-quality hay and haylage in Wiltshire, which is then sold to customers throughout the country. Nutland Contracting Ltd also undertakes contracting work in addition to this. It is an established and successful business which operates across 280 acres of land. All aspects of the business are run and coordinated from the farm at Stableview, with all agricultural machinery, equipment and forage being stored on site.

This new agricultural shed will provide much needed storage for agricultural machiney, equipment and forage as my client's agricultural business continues to expand.

The Great Western railway line is situated just to the north of the site, behind steel security fencing and well established vegetation. To the east of the hardstanding is a mature and very well established hedgerow, which includes trees, and this provides excellent buffering and screening between the new agricultural building and Chaddington Lane. The new agricultural building will not be able to be seen from the public highway due to this screening. Therefore, improving on farm security for my client. Equally traffic on Chaddington Lane will not be able to see the new agricultural building when passing on this public highway due to this hedge in situ. The building measures 6.87m in height and therefore will be sufficiently screened, whilst there is also a reasonable gap between the edge of the proposed building and the edge of the railway line, to ensure this does not interfere with the railway line in any capacity.

There are already agricultural buildings on farm, however, all are currently fully utilised for the farming business, Nutland Contracting Ltd. It is crucial to have undercover space to store and protect agricultural equipment, machinery and forage.

DESIGN

The building constructed will be used directly in conjunction with the farming business and will be used for the purpose of storage of agricultural machinery, equipment and forage. The building will be of sufficient height to enable it to be effectively used by modern agricultural machinery.

The building has been designed for agricultural purposes. It is a steel portal frame with green box profile cladding, secured by steel doors to the front (southern elevation). This allows easy vehicular access as well as being weather proof to ensure forage can be stored efficiently.

USE

The site is located within an existing agricultural unit, and the proposed building is to be located on an area of existing hardstanding on farm. Under this proposal, the use is set to become a general purpose agricultural building, predominately for storage of machinery, equipment and forage, bearing in mind my client's main business is to produce hay and haylage. My client is currently having to store hay and haylage bales outside due to the lack of undercover space on farm available to this expanding business, which overall reduces the quality of the hay and haylage. Furthermore, equipment and machinery is having to be stored outside which increases the risk of theft. By having a secure agricultural building available on this area of hardstanding, my client can support his expanding business by being able to store all such items in a secure building.

The proposed building is reasonably necessary for the purpose of agriculture, especially to support this rural business, and to contribute to reducing water pollution in the local area.

PLANNING POLICY

There is no specific policy under Wiltshire Core Strategy Development Plan 2015 for agricultural buildings, however, Core Policy 34 does recognise and aim to *"support the rural way of life through the promotion of modern agricultural practices"* and to *"support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification"*. The Local Plan also makes reference to keeping in line with national planning policy.

At a national level, paragraph 84(a) of the National Planning Policy Framework (NPPF) supports *the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings* and Paragraph 84(b) supports the *development and diversification of agricultural and other*

land-based rural businesses. The proposal outlined in this application allows the above policies to be met, through a well-designed new building to provide essential storage for modern machinery, equipment and forage. The building is of an appropriate size and scale for the surroundings and the intended purpose and is in keeping with the requirements of modern agriculture. This building will directly support and assist with the continued expansion of my client's agricultural business which is supported by local and national policy.

HIGHWAYS

The site is accessed off the public highway known as the Chaddington Lane. The existing access will not require any remedial work as it already caters for a range of different size vehicles. Vehicles turning in to the site can be clearly seen by other drivers, whilst the gateway is set back into the site allowing vehicles to pull in off the road. Both contribute to reducing the risk of a traffic collision.

NOISE

The construction of a new agricultural barn will not adversely affect noise levels over and above the noise levels already experienced on site from the agricultural operations. With the nearest resident being situated approximately 100m away from the construction site and is the other side of the Great Western railway line, it is not considered this will result in unacceptable noise impacts on the surrounding area. However, reasonable hours of construction will be adhered to mitigate against any issues arising.

CONTAMINATION

There is no known contamination risks on the application site and therefore there is no known contamination risk affecting the proposals.

FLOOD RISK

The site is not situated in a flood zone, as identified on the Environment Agency Flood Risk map below.

ECOLOGY

The location of the proposed building is with an area of existing hardstanding, next to the Great Western railway line and public highway known as Chaddington Lane. It is therefore not seen as having any great ecological importance or value. We will however incorporate bird boxes into the design of the building to ensure we meet Biodiversity Net Gain requirements, albeit these requirements do not currently form legislation.

CONCLUSION

The proposal is a full application for the erection of a purpose built agricultural machinery storage shed. The application is considered compliant with local and national planning policies for proposals of this nature, ensuring the long term growth of an existing rural business.

There are no site specific constraints that should delay the approval of this proposal.