

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPULSORY PURCHASE ACT 2004**

DESIGN AND ACCESS STATEMENT



**PROPOSED NEW BARN
LAND ADJACENT TO A350 AND
COLD HARBOUR, BLEET AREA
BA14 6DA**

(Please note – image used for demonstrating purposes only)

PREPARED BY:
Hodges Associates
The Studio
13 Dark Lane North
Steeple Ashton
Trowbridge
Wiltshire BA14 6EY

CLIENT:
Mr & Mrs S Noad
Willow House
Cold Harbour
Great Hinton
Trowbridge BA14 6DA

June 2025
Project ref: 2504

INTRODUCTION

This planning design and access statement is submitted in support of the full Planning Application seeking permission for the proposed erection of a agricultural barn

The applicants own or control a total more than 20 acres of agricultural land, and a storage barn is required for their usage

The site is not in a conservation area but in the open countryside

USE

The barn will be used for the storage of farming machinery and equestrian vehicles along with hay, straw and other fodder materials

Livestock will also be part of the barns winter use

AMOUNT AND LAYOUT

The barn will be 620m² in area and be open plan with the main area used for hay/straw and larger equipment storage and the lower area used for smaller equipment storage

A Barn Owl box will be introduced to the West Elevation along with Swift and Bat boxes to the South Elevation

APPEARANCE

The main barn is a steel framed unit covered in green box section cladding and the roof of similar material but lighter in colour

ACCESS

The turning splay from the road onto the site will be of bitumen macadam construction to withstand agricultural machinery and lorry loadings

The access drive and turning/parking at the front will be constructed in porous materials

LANDSCAPING

It is proposed to alleviate flooding which occurs at periods of heavy rainfall by the introduction of additional material to raise the ground level adjacent to and along the length of the brook

This will take the form of spoil which will absorb water and planted with species of flora to create a wildlife habitat enhancing the use by insects, birds and bats

The width of the brook will vary along its length and a pond will also be created at the western end again to encourage water birds and other wildlife