



DESIGN AND ACCESS STATEMENT

Erection of an agricultural storage facility for farm machinery and equipment on land to the west of Cley Hill roundabout, Warminster

1.0 The Application

- 1.1 An application for full planning permission is sought for the erection of an agricultural storage facility for farm machinery and equipment on land to the west of Cley Hill roundabout, Warminster.

2.0 The Proposal

- 2.1 The proposal is a full application for the erection of an agricultural storage facility, being purpose built for the safe storage of agricultural machinery and equipment. The proposal will support the re-location of the agricultural enterprise as the existing agricultural buildings are to be demolished as part of local residential development (**17/01463/FUL**).

3.0 Background

- 3.1 Bugley Barton Farm is an established agricultural business, successfully run by J C Hocken & Son. The farm covers approximately 450 acres (182 hectares) of predominantly arable land.

All aspects of the business had previously been run and coordinated from the farmyard located to the south of Victoria Road, with all agricultural machinery, equipment, forage and grain being stored on site. The existing farm buildings and hard standing cover an area of 11,214m². All will be demolished and lost as part of Cley Hill View residential development site. See **Figs 5 & 6**, page 5.

- 3.2 Two previous agricultural buildings (Units 1 & 2) have been granted permission and implemented on land to the west of Cley Hill roundabout, Warminster, the proposed site

PL/2022/03014 2nd November 2022

PL/2024/04303 20th June 2024

The proposed site will easily accommodate the proposed building alongside those already implemented, as can be seen in **Fig 1**, and will have no impact on the landscaping and screening as previously approved and also implemented.

- 3.3 Each of the new agricultural buildings that have been built on the proposed site offer 977m²(**Fig 1**), with a combined floor area of 1,954m² with limited hard standing.

Once the 11,214m² area of farm buildings and hard standing have been demolished there will be a very significant loss of storage space to fulfill the needs of the existing successful farm operation. The proposed third building, which also has a floor area of 977m², will help to compensate for some of this loss, especially secure storage for farm machinery and equipment. The building will also provide storage for other farm materials such as sprays and chemicals as well as providing facilities for the maintenance of all equipment and machinery.

- 3.4 The new storage facilities store grain in one, and straw in another (**Fig 2**). It is not possible to store machinery, equipment or any chemicals within these two units to prevent cross contamination.

4.0 Setting and location

- 4.1 The proposed site is located off the A362, near to the Clay Hill roundabout that intersects the A36. The site already houses Units 1 & 2 following planning permissions: **PL/2022/03014** and **PL/2024/04303**.

As part of the landscaping and screening conditions to the above, both native trees and hedgerows have already been planted. There is good access with clear visibility onto the A362.

- 4.2 Under the previous application (**PL/2022/03014**), it was determined that the site was not within a Bat SAC or another specific designation for other species.
- 4.3 The site sits just within the Cranborne Chase Area of Outstanding Natural Beauty (AONB), the boundary being the A362 just to the south east. This location being so close to the boundary, brings minimal impact to the AONB, in a location surrounded by large A-roads, a roundabout, electricity substation, as well as two other agricultural facilities already built. Recently planted native trees and hedgerows have been implemented as part of the previous planning permissions will mitigate any adverse impact within the landscape. There is still a vast amount of surrounding green space; the newly proposed building will therefore not have an adverse impact on Cley Hill and the surrounding landscape.



Fig 1 Location of proposed agricultural storage building. Each building provides 977m² of storage.



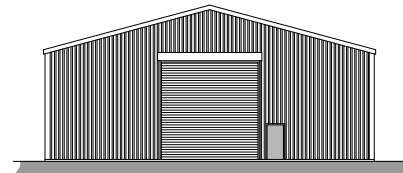
Fig 2 Unit 1, above, houses grain. Unit 2, straw.

5.0 The Proposal

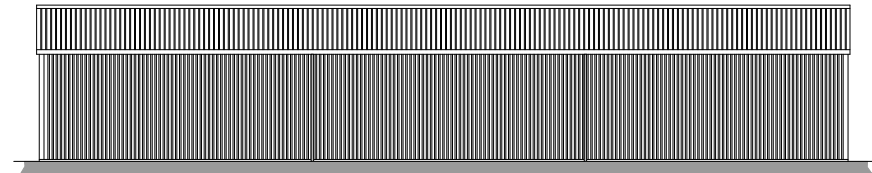
- 5.1 The proposal will be of the same design, colour and size as the adjoining previously approved agricultural buildings, see **Fig 3** below .
- 5.2 The building will be fully enclosed to ensure safe and secure storage, with one roller shutter door and two pedestrian doors to allow ease of access both on foot and for large agricultural machinery together with a fire escape door. Externally there will be a concrete apron to allow for machinery access and turning.
- 5.3 The floor level and area around the proposed building will be raised to match the existing levels of Units 1 & 2 for ease of access.

5.0 Materials:

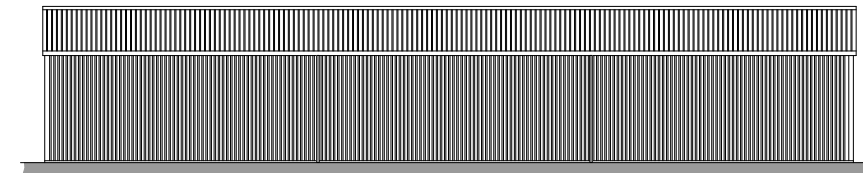
Walls/Doors - Dark green profiled metal cladding
 Roof - Dark green profiled metal cladding
 All to match adjoining agricultural buildings



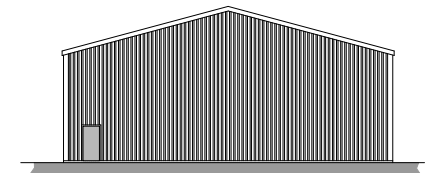
Proposed North East Elevation



Proposed South East Elevation



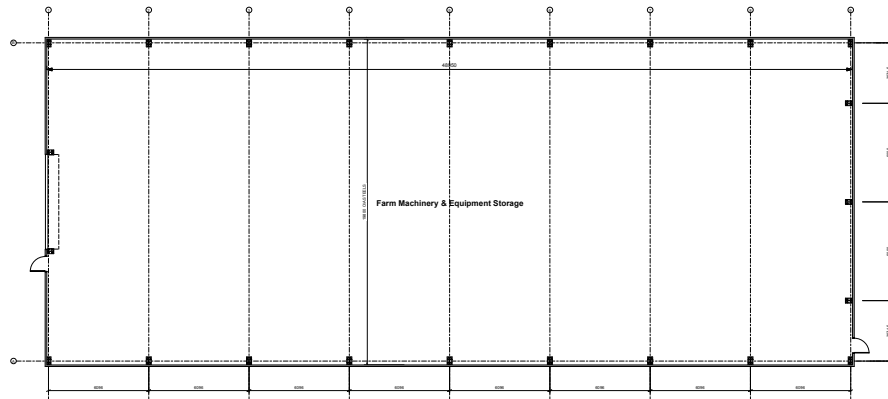
Proposed North West Elevation



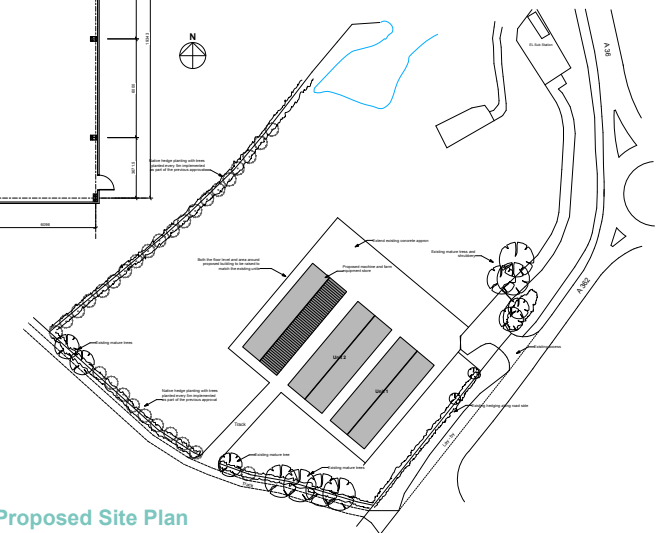
Proposed South West Elevation



Fig 3 Proposed agricultural building to match Units 1 & 2 on the site.



Proposed Floor Plan



Proposed Site Plan

6.0 Supporting Policies:

6.1 **National Planning Policy Framework (NPPF)**

Paragraph 84(a) of the 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 allows both of the above to happen, through a well-designed agricultural building. It supports an existing farm business, allowing it to continue, by providing practical, quality, weather-proof storage to fulfill a current agricultural need. Without adequate storage facilities, the future of the arable farming operations at Bugley Barton Farm would be uncertain. It provides security for the valuable and essential farming machinery and equipment. It would also save the business time and cost and make it more sustainable.

Wiltshire Core Strategy

Core Policy 34 of the Wiltshire Core Strategy *aims to support the rural way of life through the promotion of modern agricultural practices and support(s) sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification*. The proposal provides an essential building to allow an existing agricultural business to continue to operate in a sustainable way, both environmentally and economically. The proposed building is in keeping with the requirements of modern agriculture and has been designed to minimise risks to visual amenity by means of its design, colour and positioning. It also reduces traffic congestion and disturbance to road users.

Fig 4 Valuable and essential farm machinery and equipment that requires secure storage, plus workshop areas to maintain them.



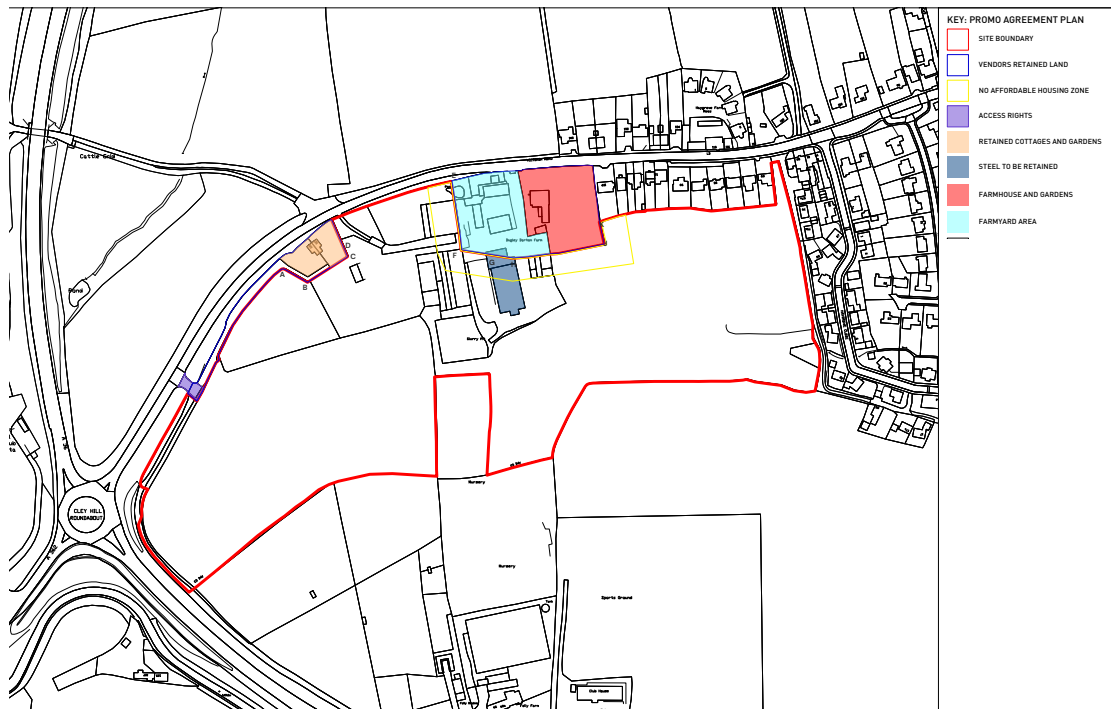


Fig 5 Proposed new development at Bugley Barton Farm

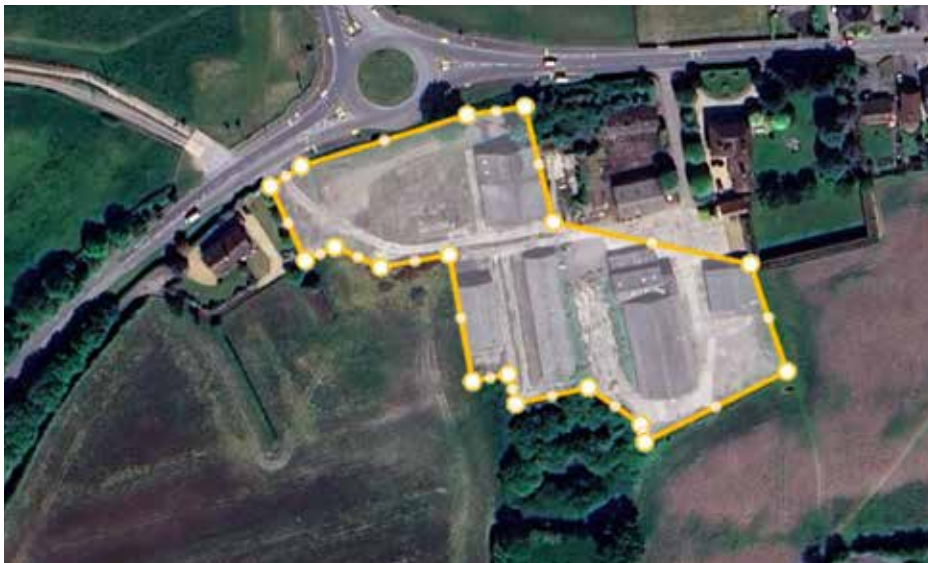


Fig 6 The existing farm buildings and hard standing due to be demolished covers an area of **11,214m²**

7.0 Conclusion - Case for Granting Approval

7.1 The application is in line with both the National Planning Framework and Wiltshire Core Strategy for proposals of this nature, ensuring the long-term growth of an existing agricultural business.

In order to continue operating as a functioning farm it is essential that the relocated premises offer a similar amount of safe storage space for valuable agricultural machinery and equipment. Storage and hard standing lost due to the existing farm yard and buildings being demolished as part of the local residential development (**17/01463/FUL**). There is no hard standing and little security in the newly located farmyard and as such machinery, workshop and such alike will require secure internal housing.

The proposed new agricultural building will be built to a high specification to match Units 1 & 2 already granted permission: **PL/2022/03014** and **PL/2024/04303**. The site location is already established as part of the previous permissions, landscaped and screened with native trees and hedging.

The proposed new building will be used for storing farm machinery and equipment, including sprays and chemicals that cannot be stored within the two existing buildings that contain grain in one, and straw in another to prevent any cross contamination.

8.0 Access statement

8.1 The access is already established with good visibility onto the A362.

