



Design and Access Statement

For Proposed Agricultural Hay Barn and Store

At Homelea, Edington, Westbury, BA134NL

For D&R Miller

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1. Introduction

This Planning Statement and Design & Access Statement has been prepared in support of a planning application for the erection of a modest agricultural hay barn and store at Homelea, Eddington, Westbury.

The proposal comprises a combined agricultural building measuring approximately 9.0 metres by 4.8 metres with a footprint of approximately 43 square metres. The building will provide storage for hay, agricultural equipment, tractor attachments and small machinery associated with the ongoing management of the holding.

The proposal has been carefully designed and positioned to support the continued agricultural use of the land whilst minimising visual impact and safeguarding existing landscape features.



Figure 1 The building is located to the top left corner of the mowed area

2. Site Description

Homelea is a detached dwelling located within the hamlet of Eddington, near Westbury. The application site lies immediately adjacent to the residential curtilage and forms part of an agricultural holding extending to approximately 7.5 acres.

The land is actively managed for agricultural purposes including the grazing of cattle together with the production of hay and silage. The holding remains in commercial agricultural use, being farmed directly by the applicant and, where appropriate, let for agricultural purposes.

The application site occupies a corner of the field adjoining both the existing residential boundary and the established private access serving Homelea.

The site lies outside any Conservation Area, is not affected by any listed buildings, is located within Flood Zone 1 and is not known to be subject to any archaeological constraints.

There are currently no agricultural buildings serving the holding.

3. The Proposed Development

Planning permission is sought for the erection of a modest agricultural hay barn and store.

The building comprises a secure enclosed store together with a covered hay storage area beneath a single roof structure. The proposed building measures approximately 9.0 metres in length by 4.8 metres in width and has a ridge height of approximately 3.2 metres.

The building will be used for:

- Storage of hay and fodder;
- Tractor attachments;
- Agricultural tools and equipment;
- Small machinery required for maintaining the agricultural holding.

A new 4-metre-wide field opening will be created from the existing private access track. The opening does not connect directly to the public highway and no alterations are proposed to the existing highway network. A track connecting to the site are is not proposed.

No external lighting is proposed.

4. Agricultural Need

The holding has historically supported a greater level of agricultural activity but continues to operate as a commercial agricultural unit. Homelea is subject to an agricultural occupancy condition, reflecting the historic and ongoing agricultural connection of the property. The proposed building forms part of the continued management and operation of the associated agricultural land and provides facilities necessary for the storage of machinery, equipment and fodder used in connection with the holding.

The land remains actively managed for livestock grazing together with the production of hay and silage. These activities require the storage of agricultural equipment, machinery, attachments and fodder.

At present there are no agricultural buildings available on the holding. Consequently, equipment and materials must either be stored externally or accommodated in locations that are not ideally suited to agricultural operations.

The proposed building represents a modest and proportionate facility that directly supports the continued productive use and management of the holding.

The scale of the building reflects the relatively modest operational requirements of a 7.5-acre agricultural holding and is considered entirely appropriate to its intended use.

5. Site Selection

The proposed location has been carefully selected following consideration of the wider holding.

The building is positioned immediately adjacent to the existing bungalow, creating a compact and logical grouping of development. This arrangement avoids the unnecessary dispersal of built form into the wider countryside and reduces the visual impact of the proposal.

The chosen location also benefits from natural surveillance from the dwelling, improving the security of stored machinery, equipment and fodder.

Furthermore, the proposal occupies an otherwise underutilised corner of the field, preserving the remainder of the agricultural land for productive use and avoiding impacts upon existing hedgerows and mature vegetation.

The location therefore represents the most practical, least intrusive and most sustainable position available within the holding.

6. Design and Appearance

The building adopts a simple and traditional agricultural form appropriate to its intended function.

External materials comprise:

Horizontal timber shiplap cladding;
Black Onduline roof sheeting;
Hardwood doors;
Modest rooflights.

The building has been deliberately designed to reflect the appearance of traditional rural outbuildings and agricultural structures commonly found throughout the Wiltshire countryside.

The simple form, restrained palette of materials and modest scale ensure that the development integrates successfully with its surroundings and remains subordinate to the existing dwelling.

7. Access and Highways

Access to the proposed building will be obtained from the existing private access serving Homelea.

A new 4-metre-wide field opening will provide direct access into the agricultural land.

The proposal does not create any new access onto the public highway and therefore has no implications for highway safety, visibility or traffic generation.

No hedgerow removal is required to facilitate the proposed access arrangement.

Given the limited scale of the development and its agricultural purpose, vehicle movements associated with the proposal will be minimal.

8. Landscape Impact

The proposal has been carefully positioned to minimise its effect on the surrounding landscape.

The building is nestled within the corner formed by existing boundaries and closely relates to the established dwelling and associated development. As a result, it will appear as part of an existing group of buildings rather than as isolated development within the open countryside.

Existing boundary vegetation provides effective visual containment and screening, whilst the majority of the field remains entirely unaffected by the proposal.

The development therefore preserves the open character of the wider agricultural landscape.

9. Trees and Biodiversity

Trees and Biodiversity

The proposed development has been designed to avoid impacts on existing trees and hedgerows.

A mature Horse Chestnut tree identified as T1 on Drawing P2 will be retained and protected throughout the construction process. The proposed building has been positioned outside its Root Protection Area and no adverse impacts are anticipated.

A standing dead tree is present within the wider ownership but lies outside the application site and outside the red line boundary. The tree is not affected by the proposed development and its removal is not required to facilitate the proposal.

The tree is in an advanced state of decline, having lost its bark and exhibiting no evidence of active growth. Whilst standing deadwood can provide some habitat value for insects and fungi, the specimen forms part of an established boundary containing numerous healthy mature trees that continue to provide the principal ecological and landscape function.

The applicant may remove the dead tree in the future as part of routine agricultural land management and for safety reasons. As the tree lies outside the application site and is not affected by the development, it does not form part of the Biodiversity Net Gain baseline calculations and does not contribute to any habitat losses associated with the proposal.

Tree Root Protection Area Justification

The root protection areas have been calculated in accordance with BS 5837:2012 using a radius of 12 times the stem diameter.

The retained Horse Chestnut has a stem diameter of 520mm, giving a root protection radius of 6.24m and a root protection area of approximately 122m². This area should be protected during the works by suitable tree protection fencing unless otherwise agreed.

The dead tree has a stem diameter of 260mm, giving a notional root protection radius of 3.12m and a root protection area of approximately 31m². As the tree is neither retained nor affected by the proposed development, no protection measures are required in respect of the planning application.

The proposed works are therefore considered acceptable in arboricultural terms, subject to the retained Horse Chestnut being protected during construction.

No hedgerows will be removed or adversely affected by the development.

To enhance biodiversity, three new native trees will be planted within the site. These trees will supplement the existing boundary vegetation and provide long-term ecological and landscape benefits.

The proposal has been assessed using the Small Sites Biodiversity Metric and any biodiversity losses associated with the development will be appropriately compensated through the proposed enhancement measures.

Overall, the proposal is expected to deliver a biodiversity improvement over the existing situation.



Figure 2 Horse Chestnut tree to the right.



Figure 3 dead tree to the left.



Figure 4 This is a close up of the dead tree. In this photograph it looks like a Telegraph pole with the rails attached to it but it is in fact the tree trunk that has lost it's bark and gone very black.



Figure 5 This is an existing gap in the hedgerow which will be used for the Field gate.

10. Drainage and Sustainability

Surface water generated by the proposed roof will be directed to a 2,000-litre rainwater harvesting system.

Collected rainwater will be reused for agricultural purposes where practical, reducing reliance upon mains water supplies and promoting sustainable resource management.

Any overflow from the harvesting system will discharge to a soakaway located within the agricultural field.

This simple and proportionate drainage strategy is entirely appropriate for the scale of development proposed and ensures that surface water is managed sustainably on-site.

11. Residential Amenity

The proposal is agricultural in nature and is located adjacent to the applicant's own dwelling.

No external lighting is proposed and the building will not generate significant noise, disturbance or vehicle movements beyond those normally associated with the management of a small agricultural holding.

The proposal will therefore have no adverse impact upon neighbouring residential amenity.

12. Planning Assessment

The proposal constitutes modest operational development directly associated with the ongoing agricultural use of the land. The agricultural occupancy condition attached to Homelea further demonstrates the long-standing agricultural relationship between the dwelling and the surrounding land, reinforcing the functional need for modest agricultural infrastructure of the type proposed.

The development:

- Supports the continued management of an active agricultural holding;
- Provides appropriate agricultural storage facilities;
- Is proportionate to the scale of the holding;
- Relates closely to existing development;
- Minimises visual impact within the countryside;
- Retains existing hedgerows and mature trees;
- Incorporates biodiversity enhancements;
- Utilises sustainable drainage and rainwater harvesting measures;
- Does not adversely affect highway safety, residential amenity, heritage assets or flood risk.

The proposal therefore represents sustainable rural development and accords with the overarching objectives of the National Planning Policy Framework in supporting a prosperous rural economy whilst protecting the character and appearance of the countryside.

13. Conclusion

This application seeks planning permission for a modest agricultural hay barn and store serving an active 7.5-acre agricultural holding at Homelea, Eddington.

The proposal is appropriately scaled, sensitively designed and carefully positioned to minimise visual impact whilst providing facilities necessary for the continued management of the holding.

The development avoids adverse impacts on landscape character, biodiversity, residential amenity, heritage assets, highway safety and flood risk. Furthermore, the proposal incorporates biodiversity enhancements and sustainable drainage measures that will provide long-term environmental benefits.

For these reasons, it is respectfully concluded that the proposal represents appropriate and sustainable agricultural development and planning permission is therefore sought.