

DESIGN & ACCESS STATEMENT

IN RELATION TO A

**FULL PLANNING APPLICATION FOR THE EXTENSION TO AN
EXISTING AGRICULTURAL BUILDING AND
ROOFING AN EXISTING FARMYARD MANURE STORE**

**FORMING PART OF:
SUNRISE FARM
BRAYDON
WILTSHIRE
SN5 0AG**

APPLICANT: O COMER T/A BRAYDONSIDE PARTNERSHIP

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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 planning application for the extension to an existing agricultural building with the removal of an overhang, and roofing of a farmyard manure (FYM) store. This should be read in conjunction with the following:

- Block Plans;
- Location Plan;
- Site Plan;
- Elevation Drawings (Proposed and Existing).

BACKGROUND

The applicant operates a well-established family farming enterprise and farms approximately 33 acres of owner-occupied land on the proposed site at Sunrise Farm with an additional 490 acres of grass and arable land and cattle sheds rented in the local area and runs an agricultural contracting business. Currently the business runs a 170 head beef herd, being 70 suckler cows and 100 youngstock. The applicant now seeks to make improvements to the farmyard infrastructure as the current cattle building at Sunrise Farm is insufficient for the expanding scale of the enterprise. Particularly as the applicant has increased their cattle numbers in recent years and will continue to do so, sufficient cattle housing is required.

The first part of this proposal is to extend the existing agricultural cattle building, on the edge of the existing farmyard, to support the growing farming enterprise on owner-occupied land. In turn, the proposal will provide sufficient cattle housing required on the holding with numbers continuing to increase. The proposed extension to the building is located to the south of the existing cattle building, adjoining an area of existing hardcore and concrete which will utilise this area of agricultural operations. The extension will help improve farming operations on the applicant's farm and in turn will help improve a higher level of animal health and welfare for the applicant's livestock building as it will be fit for purpose.

The proposed extension to the cattle housing gives a more sustainable future to the longstanding agricultural business which should ensure longevity; especially important with

many uncertainties at present including the removal of agricultural subsidies caused by Brexit, the rising cases of TB and bluetongue and the uncertain future caused by change in government two years ago bringing tax implications and decreasing subsidy support through environmental schemes.

The second part of this proposal is to roof over an existing farmyard manure (FYM) store which is on existing concrete panel, concrete and hardcore base. The proposal is intended to improve the management of FYM produced on the holding as will be part of a wider programme of investment supported through the Countryside Stewardship Capital Grant Scheme. Roofing the existing FYM store will provide significant environmental benefits by preventing rainfall from entering the stored manure. In turn this will reduce the volume of contaminated runoff and minimise the risk of pollution. The proposal represents an environmental enhancement to an existing agricultural facility whilst supporting the objectives of the Countryside Stewardship Capital Grant Scheme by helping to protect water quality and promote sustainable farming practices.

USE

The first part of the proposal will be for an extension to an existing agricultural building used for cattle housing and the second part of this proposal is for the roofing of an existing FYM store. The primary purpose of the buildings is for housing of cattle and covered FYM storage.

The proposal is also reasonably necessary for the purposes of agriculture, as demonstrated throughout this report, allowing for essential livestock housing and covered FYM storage to support the long-established farm business and has been designed to meet the operational needs of the farm, with appropriate dimensions, such as height and width, to accommodate modern agricultural machinery.

DESIGN

The proposed agricultural building extension and removal of the overhang to the south of the building will be of steel frame construction. The extension will be creating a monopitch 'lean-to' extending on from the existing building and will be flush once complete. The extension will follow the length of the existing building and will measure 30.48m x 6.4m. The building will be 3.08m to the eaves, with a 12.5-degree roof pitch, totalling 4m to the ridge joining onto the side of the existing building and will include a concrete floor. As shown on the plans and

drawings submitted alongside this application, the proposed building extension will be a general-purpose building of a typical agricultural design. The proposed building will be enclosed with 1.5m high concrete panels all sides apart from an open gated end to the west side leading onto the existing agricultural yard. The proposal will be under a natural grey fibre cement roof. The proposal will extend the cattle building to the south, as shown on the accompanying plans submitted with this application.

The proposed roofing of an existing FYM store will be another extension on from the existing steel portal frame straw and machinery shed adjacent to it. The FYM area is an existing 1m high clamped store area adjacent to an existing agricultural building. The extension will continue the existing steel portal frame dimensions and will measure 15.2m x 4.57m. The building will be 6m to the eaves, with a 12-degree roof pitch, totalling 7.6m to the ridge joining onto the northern side of existing building. As shown on the plans and drawings submitted alongside this application, the proposed building extension will be a general-purpose building of a typical agricultural design. The area already includes a concrete floor, but the proposal will be enclosing the area with 4m high concrete panels apart from the east elevation leading onto the existing agricultural yard will remain open for access. The proposal will be under a natural grey fibre cement roof.

The choice of materials in the above proposal brings minimal impact to the surrounding landscapes, as the proposed roofing is fitting into the surrounding landscape and existing farmyard buildings whilst suiting the applicant's agricultural need to improve the environment.

No public rights of way shall be affected by the proposal.

LAYOUT & LOCATION

The proposal will be situated on the northern edge of the existing farmyard. The positing of the proposal is considered appropriate as an extension to the existing cattle housing and roofing of an existing FYM store. The positioning of the proposals will provide minimal visual impact within the surrounding landscape, being close to existing buildings of similar construction and height which will help provide appropriate screening. The siting will also allow for sufficient turning space for agricultural machinery to access the buildings.

The site is located 1.6 miles to the south-west of the village of Minety and approximately 4 miles from the town of Royal Wootton Bassett. The site is enclosed by the public highway to the east and agricultural land.

BIODIVERSITY NET GAIN

Biodiversity features will not be impacted from the proposal as the site is within an active farmyard, and the proposal is under 0.2 hectares and is therefore exempt.

SCALE

The scale, siting and access of the proposals are considered appropriate for the intended use. The proposal will be positioned on the edge of an existing farmyard, constructed of materials which match the existing buildings. The existing access will remain unchanged by the proposal.

ACCESS & TRAFFIC MOVEMENTS

The existing vehicular access to the farm will remain unchanged under this proposal, with access being via the existing farm drive which leads to the farmyard. There is no requirement to amend the existing situation. It is anticipated that there will be no increase in traffic movements onto the public highway as a result of this development, as the agricultural business is established, already operating a cattle enterprise.

POLICY

Paragraph 88(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 88(b) supports *the development and diversification of agricultural and other land-based rural businesses*. The proposal allows both of the above to happen, through well-designed proposals for the purposes of agriculture. It allows an existing farm business to develop, with secure cattle housing and cover an existing FYM store futureproofing the business.

Wiltshire Core Strategy Adopted January 2015 supports the proposal. Core Policy 34 identifies *agriculture and land-based industries* as a target sector to be promoted towards a higher-value economy and states it will *support the rural way of life through the promotion of modern agricultural practices*. It states proposals will be supported which *support sustainable farming and food production through allowing development required to adapt to modern agricultural*

practices and diversification. The proposal supports an existing farm business by providing practical cattle building extension and roofing of an existing FYM store.

Core Policy 48 supports rural life through key objectives which include *protecting the countryside and maintaining its local distinctiveness.* The proposal allows this to happen through providing a well thought out agricultural building proposal which has been designed to minimise impacts on the surrounding landscape and is in keeping with the existing buildings.

CONCLUSION

The application is for the extension of an existing agricultural cattle housing building which will provide essential cattle housing, plus roofing over an existing FYM store which will reduce potential water pollution in the surrounding watercourses and ease the ability to clean the farm. The proposals will support an existing agricultural business allowing future continuation and growth of a sustainable modern farming business. This is especially important in the uncertain times on the rising cases of bluetongue, TB, the uncertainty following Brexit, the subsequent reduction and removal of agricultural subsidies, and the uncertain future caused by the change in government.

The application is considered compliant with local and national planning policies for proposals of this nature, ensuring a prosperous rural economy through agricultural development and providing a visual improvement through a well-designed buildings.