

**JUSTIFICATION AND
DESIGN & ACCESS STATEMENT**

to be submitted in conjunction with an

APPLICATION FOR PLANNING PERMISSION

FOR THE ERECTION OF A MULTI-PURPOSE AGRICULTURAL & FORESTRY BUILDING

At

Gore Laines Farm
Baydon
Marlborough
Wiltshire
SN8 2JX

Prepared by:

Luke Breedon
BSc (Hons) Rural Land Management
Gore Laines Farm
Baydon
Marlborough
Wiltshire
SN8 2JX

Site: **51°30'58.4"N 1°36'42.4"W, Title WT426289**

Land at Gore Laines Farm, Baydon, Marlborough, Wiltshire, SN8 2JX

Applicants: **Mr and Mrs L Breedon**

Description: **Erection of a multi-purpose agricultural & forestry building**

This statement has been set out as suggested in the publication entitled 'Design and access statements – how to write, read and use them' published by the Commission for Architecture and the Built Environment'. This guidance document has been published to accompany the government circular 'Guidance on changes to the development control system' that became effective from 10th August 2006.

INTRODUCTION

This Design and Access statement has been written in support of a full planning application for a multi-purpose agricultural & forestry building on land at Gore Laines Farm, Baydon.

The site falls under the jurisdiction of Wiltshire Council. The proposal has been developed with consideration of the Wiltshire Core Strategy (2015-2026) and the National Planning Policy Framework.

This statement should be read in conjunction with the submitted supporting statements as follows:

- Completed Application Form
- Location and Site Plans
- Plans and Elevations Drawings

The statement is set out to demonstrate the design and access of the proposed development.

2. SITE OWNERSHIP

Mr and Mrs L Breedon

3. BACKGROUND

Gore Laines farm is located on an unclassified road between the village of Baydon and the buildings of Russley Park, and neighbours Gore Lane Farm, a large dairy farm that occupies both sides of the road. The title extends to 4.26 acres, of which 3.7 acres is made up of mixed native woodland. A further title covers the applicants house and garden. The area of the property can be seen on the aerial image set out below in figure 1, outlined in red.

The property lies within the parish of Baydon and falls within the North Wessex Downs National Landscape. It is within an agricultural setting and lies to the bottom of the valley that is planted with mature shelterbelts and scattered woodland to the north, east and south.

Mr and Mrs Breedon acquired the property in 2023 and wish to bring the woodland back into management after many years of neglect. This will be in accordance with an approved woodland management plan that will address overgrown hazel coppice stools, Ash standards suffering from Ash dieback and planting of native understory species in areas that require it for the benefit of biodiversity.

4. PROPOSAL

Figure 1 – Aerial Photo of Application Site



Mr and Mrs Breedon propose to erect an agricultural/forestry building in parcel WT426289. This parcel encompasses 3.7 acres of woodland and 0.56 acres of grass/scrubland. It is on the scrubland directly to the north of the access to the parcel that the building would be sited in order to allow access and not affect the woodland or trees directly. The access is currently the main driveway to Gore Laines Farm and is laid to tarmac.

Figure 2 – Photo of proposed location



The majority of the land is native woodland comprised of two distinct areas: one coniferous aged around 40 years, and the other is largely overstood coppice with standards. Neither of these areas has been managed for many years and it is the applicants wish to adopt a woodland management plan to secure the future of the woodland and increase biodiversity on the site. The area where the proposed building is to be sited was used as a horse paddock under the previous owner, some ten years ago, but more recently as an area for timber storage.

In order to facilitate the woodland management going forwards Mr and Mrs Breedon require a building to store the necessary equipment and commodities needed. The building will also be used to store timber and woodland products arising from a management plan and to preserve the value of these it is advisable to store them under-cover. It is Mr Breedon's intention to convert much of the ramial arisings into biochar for use by local farms and would need storage for this and the equipment to process it.

There is currently a farm building on the site which is at least 40 years old, however this is not suitable for storage and processing of timber due to its single door layout and low block-work walls. This building is used for agricultural maintenance associated with neighbouring Gore Lane Farm.



The site will be accessed via the existing tarmac driveway which leads directly from the road, as can be seen in the aerial photo above. Vehicle movements to the new building are expected to be infrequent, but it will be important to allow access by machinery when necessary.

The proposed building will be constructed of three bays, each measuring 6.096m (20ft). The proposed building will be constructed from a galvanised steel frame, with 2m high concrete panels overlapped by castle boarding walls to meet the eaves. The proposed roof will be constructed with timber eaves beams, timber purlins and cement fibre roofing sheets with a closed ridge. The front elevation will have a cantilever extending over the opening to the bays. This design is in keeping with the modern range of farm buildings in the area.

There are mature hedges to the west of the site of the proposed building which will provide natural screening from Gore Lane, tall trees to the East towards the woodland, and mature Willows and a Beech hedge between the proposed site and the nearest neighbours at The Bungalow. To the south the driveway is flanked by agricultural buildings associated with neighbouring Gore Lane Farm.

USE

The building will be multi-purpose in nature, although every use will be for agriculture or forestry.

There is a real need for this building, without it the applicant will be unable to correctly manage the land that they own and economically implement a woodland management plan.

The reasons for this building are as follows:

- Security – agricultural and forestry equipment is expensive and highly desirable; therefore theft of this equipment is a common occurrence. Although the building is not enclosed, a secure container within the building will allow for safe and secure storage of agricultural and forestry equipment. A list of the machinery and equipment owned by the applicant is set out below.
- Opportunity to process woodland products on-site- The economic feasibility of the woodland management will rely on being able to process the timber and arisings into valuable products.
- Longevity of equipment – in order that equipment is kept in the best condition for use it should be stored inside in a weatherproof environment so that it does not rust or rot.
- Storage of commodities – the building will provide a space to store any commodities needed for the managing of the woodland, such as:

Timber- arising from the woodland management which may have value as sawlogs or coppice products that should be kept dry

Whips and young trees- needed for re-planting or increasing understorey in the woodland

Stakes and guards- for protection of young trees

Logs- to preserve the value of timber that is not suitable for higher value uses

Biochar- produced from the ramial arisings of the woodland and destined for agricultural use

The building has been designed to take all these activities into account.

The machinery and equipment owned by the applicant, extends to the following:

- Telehandler
- Attachments inc. Log grab, bucket, forks
- Biochar production equipment
- Elevator
- Log splitter
- Saw Bench
- Timber mill
- Forestry Tools (Hand tools, chainsaws, Strimmer, Hedge Cutter etc)*
- Workshop & Maintenance tools (Lathe, Mill, Saws, Hand & power tools)*

**To be stored in a secure container within the building*

5. **AMOUNT**

This application is for a single new agricultural building on a green-field site at Gore Laines Farm. The proposed building will measure 9.14m x 18.28m.

The total area of the development site is under the 0.2ha necessary for Biodiversity Net Gain calculations.

6. **LAYOUT**

The proposed building will be located on an area of existing scrub and grassland to the left of the existing driveway adjacent to the site of the existing farm buildings associated with neighbouring Gore Lane Farm.

The building will have three open fronted bays, each measuring 6.096m (20ft).

To the front of the building will be an area of hardcore to enable access to each of the bays.

7. SCALE

The building will have a footprint of 18.288m x 9.144m. The area of the building footprint will be 167.22m². The proposed building has a cantilever roof to the east extending 1.37m, making the total roof area 192.28 m².

The eaves height of the proposed building will be 4.2m.

The ridge height will be 5.425m.

The front, Eastern side of the building will have a cantilevered roof over the openings to the bays extending 1.37m.

The angle of the roof pitch will be 15°

The proposed building will be built on concrete footings for each steel beam, measuring 1m x 1m.

The proposed building has been designed to be of a scale appropriate for its intended use. The proposed building has been designed to take into account British Standard BS5502 – Building of Structures for Agriculture.

All clean roof and surface water will be disposed of by a sustainable drainage system, and no foul water will be produced.

The building will be divided into three sections based on use with each bay representing a section. Machinery and equipment storage will occupy one bay (50m²), timber and log storage another (50m²) and coppice products, biochar and other commodities such as stakes, whips and guards the last (50m²). The remaining area will be for movement within the building.

8. APPEARANCE

The appearance of the proposed building has been carefully designed to be in character with the area and to blend in with its surroundings.

The proposed building will be roofed in cement fibre corrugated panels and the walls will be clad in natural wooden castle boarding down to a height of 1.6m, with concrete panels to meet the ground.

This proposed use of neutral materials and colours has been carefully selected to ensure the building is not offensive in its appearance or obtrusive to the surrounding landscape and in keeping with the agricultural buildings nearby.

9. LANDSCAPING

The cement fibre roofing and the castle boarding of the proposed building has been carefully selected so that the building will require minimum landscaping as it will blend into the surrounding landscape and be in keeping with neighbouring agricultural barns at Gore Lane Farm.

There are well established tall hedgerows & trees already in place three of the four sides of the site, which are thought to provide adequate screening of the proposed building from neighbouring properties. The building's Southern elevation will be visible from the tarmac access; however the applicant proposes to plant a native Beech hedgerow along this elevation to provide further natural screening.

The proposal is not thought to cause any demonstrable harm to the visual appearance to the visual amenity of the area. The location of the proposed development will not directly affect any existing trees or hedgerows.

No further landscaping is thought to be required, although the applicant is happy to receive comments from the landscape officer.

10. ACCESS / TRAFFIC MOVEMENTS

The proposed development is not thought to create any significant extra traffic movements.

Access to the new building will be via the existing access to Gore Laines Farm. Access from the building to the woodland is not via the public highway meaning there will no additional heavy vehicle/equipment movements.

11. PLANNING POLICIES

The building has been designed to take into account the National Planning Policy Framework.

We feel that this development is supported by local planning policy. Although we do not currently have a local plan, the Wiltshire Core Strategy and NPPF highlight the following:

-Core Policy 48: Supporting Rural Life

Explicitly permits development outside of settlement boundaries if it meets an essential operational need.

It is essential that the building is situated close to the woodland to allow for storage of tools and equipment, woodland products and minimal transport.

Core Policy 51: Landscape

Development must protect, conserve and enhance Wiltshire's distinctive landscape character.

The building will directly facilitate active woodland management. Up to 77% of woodland in England is currently uncertified as to whether it is managed or not. A significant proportion of this is due to economic viability and not being able to preserve and add value to woodland products. This building will allow for storage of the equipment and products necessary to ensure this, whilst being in-keeping with the local agricultural setting. The design of the building is in-keeping with the agricultural setting and will be shielded by trees and hedgerows and clad in natural wood.

-NPPF Policy E4: Supporting a Prosperous Rural Economy

To enable the sustainable growth and expansion of all types of business in rural areas.

The building will provide an opportunity to maximise the revenue available from the woodland through proper management and allow for added value products from the timber sourced on site, crucial to supporting sustainable woodland management.

12. SUMMARY

I feel that we have set out a clear need for the proposed building on land at Gore Laines Farm. The new building will allow for more secure storage of machinery and commodities, allowing Mr and Mrs Breedon to meet the needs of their woodland and correctly manage it and its resources for the benefit of nature, the rural economy and the Wiltshire landscape. The scale of the building is wholly appropriate for its use and should not be obtrusive to neighbouring properties.

13. FUTURE PLANS

The applicant has no further plans for any development at the property.

