

**APH Associates Ltd**  
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**DESIGN & ACCESS STATEMENT**

**SITE:- Dutton Farm, Curbridge, Witney, Oxon, OX29 7PD**

**CLIENT:- Julian Wade**

**Proposed Development:-**

Proposed General Purpose Building

**Full Planning Application**

**Prepared By:- APH Associates Ltd**

**Drawing Nos:** 2130-01-Proposed  
2130-02- Site Plan

**Date:-** June 2021

## **Introduction**

Duttons Farm, Curbridge is not within a Conservation Area or within an AONB. The reason for the application is to construct a new General Purpose Building for dry storage of hay within the existing Farm Complex on the east side of the A4095 between Curbridge and Lew. The proposed site is within 4km of RAF Brize Norton and the area of land where the development is located is about 1 hectare.

## **Details of Development**

The proposed building will be a steel framed structure with the roof covered with Grey Fibre Cement Corrugated sheets. All Elevations will remain open.

The size on plan of the new structure is 60.000m long x 22.000m wide with the height to the eaves of 4.800m and to the ridge is 7.275m.

The proposed building will be used to store hay and will be situated more than 400metres from the nearest house. It will also be more than 25 metres from a metalled part of a trunk or classified road

## **Access**

The proposal would not result in a significant intensification of the existing access as indicated on the drawing. The existing entrance provides good visibility in both directions. The proposal would not therefore raise any undue concerns with regard to highway safety and access. The proposed hardstanding area will be finished with gravel to allow adequate ground drainage.

## **PLANNING POLICY**

The planning policies of the West Oxfordshire Local Plan 2011- 2031 have been considered within this application, and the advice given in the West Oxfordshire Design Guide, have been the basis for preparing this scheme.