

DESIGN AND ACCESS STATEMENT

Horton Farm, King Lane, Horton, Chipping Sodbury, Bristol, BS37 6PD

Erection of agricultural building for the storage of silage

Proposal

The proposal is to construct a new agricultural fodder barn adjacent to the existing farm building complex.

Background

The existing business comprises a core dairy herd of over 200 cows and their youngstock. The herd is pedigree, retaining all youngstock and there are plans to expand to carry 250 cows.

With ongoing requirements to ensure the safe and weatherproof storage of animal feed to a larger herd and to control, rainwater falling on open yards, there is a requirement to provide an additional fodder storage building. The business has invested heavily over the last 10 years and the sustained investment within the enterprise has ensured viability and has positioned the business strongly within a volatile dairy industry.

The barn will be sited on an existing yard on the northern edge of the existing building complex and is obscured by existing farm buildings. The position means it is conveniently located near the livestock buildings which reduces the distances travelled to feed the animals and unnecessary vehicle movements.

Design

The proposed building is 100ft x 50ft and the top half of the building on the north and west elevations will be green clad box profile sheeting with the bottom half being concrete panels in common with adjacent buildings. The east elevation will be open fronted facing into the yard to enable farm vehicles to enter.

The proposed building will have a concrete floor and the roof will be clad with fibre cement sheeting.

Access

The building access will utilise the existing farm yard from the highway. There is space for parking and a turning area to ensure that vehicles can enter and leave in a forward gear.

Landscaping

The building will appear as part of a large complex of farm buildings when viewed from afar and does not therefore produce an unacceptable effect on landscape appearance.

Flood Risk

The site is not within a flood risk zone or within the curtilage of a listed building.

Environmental Issues

The site is within an AONB. The site is not within the green belt.

The application is compliant with Part 6, Class A of the General Permitted Development Order 2015 (as amended) for the following reasons;

- The proposal for the barn is situated on a holding of over 440 acres.
- The land parcel on which the barn is proposed is over 1 ha.
- There have been no other permitted works within the preceding 2 years
- The building does not exceed 1,000m².
- The building is not within 3km of an aerodrome.
- The building is more than 25 metres from a metalled highway.
- The proposed building will house fodder and not fuel or waste products.

Conclusion

The building is compliant with Part 6 and has considered the existing buildings, location and size in its siting and design to ensure it is in keeping with the surroundings in terms of character, form, bulk and aesthetic.

April 2023

