

DESIGN AND ACCESS STATEMENT

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

Erection of lean-to extension to provide Machinery Store and Solar Panel Storage

Proposal

The proposal is to construct a lean-to extension to an existing 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 farming over 450 acres, with a proposal for expansion to 250 cows. The requirement is to provide undercover storage for farm machinery, providing security and preventing deterioration from being outside. Additionally, the building will serve as a solar panel storage house for the infrastructure required for the instillation of photovoltaics on the existing agricultural buildings.

The extension will be sited on an existing yard on the south-west edge of the existing building complex and is obscured to the north and east by existing farm buildings. The position means it is conveniently located at the entrance to the farm buildings and will square off the existing complex of attached farm buildings.

Design

The proposed building is 60ft x 23ft, supported on the northern elevation by the existing building.

The top half of the building on the south 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.

An Ecology report accompanies this application and concludes that there are no direct impacts to bats or their roosts as a result of the development proposal, however this will be safeguarded with avoiding the inappropriate use of light and noise through the night. In conjunction with the recommendations of the report, works will not be carried out after dusk or will commence until after dawn during the construction

phase. Additionally, the proposal will adhere to the Reasonable Avoidance Measures (RAMs) set out in the Ecology Report to further reduce risks to protected species.

Policy

The application is compliant with policy PSP 29 of the South Gloucestershire PSP in that :

- 1) there are no existing suitable underused buildings, reasonably available;
- 2) and the proposal(s) is reasonably necessary for the purposes of the use and is clearly designed for that purpose.

The building represents continued investment in a well-established farming business and ensures that they can comply with all existing and proposed legislation relating to milk production at the holding and provision of feed for human consumption. The buildings are nucleated with existing farm buildings and the implementation of a landscaping scheme from a previous application will additionally provide for this building.

Conclusion

The building is compliant with policy 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

