



AGRICULTURAL STATEMENT

**To Accompany the Planning Application for the erection of a general purpose building
at Rydings Farm, Wrington, Bristol, BS40 4QL**

On behalf of
TR Clements & Son

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PLANNING STATEMENT

Accompanying the planning application for the erection of a general purpose agricultural building at Rydings Farm, Wroughton.

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1.0 INTRODUCTION

1.1. Scope of the Report

1.1.1 This Planning Statement has been prepared by Greenslade Taylor Hunt on behalf of TR Clements & Son. It supports the submission of a planning application for the erection of a general purpose agricultural building at Rydings Farm, Wroughton.

1.1.2 The application is accompanied by the following statutory documents in addition to the Planning Statement:

- Location Plan;
- Site Plan;
- Elevation Drawings;
- Floor Plan;

1.1.3 This statement provides an appraisal of the site and its broader context, followed by a description of the proposed development with reference to design. It then goes on to assess the proposals against relevant local and national planning policies. The planning case is then made and conclusions provided, demonstrating the conformity of the proposals with the development plan policies and that the proposals constitute a sustainable form of development

2.0 THE APPLICATION SITE

2.1 The applicant currently farms in excess of 200 acres of land in the local area comprising a combination of owned and tenanted land. The primary farmstead is Rydings Farm itself with a number of agricultural buildings and yards to support the business. The applicant operates a high health dairy enterprise with 80 head of high yielding milking cows in addition to 40 beef finishers and 100 sheep. The proposal seeks approval for an isolation unit for ongoing purchases and sales in order to maintain high herd health. The proposed site at Rydings Farm, Wroughton is an off-lying site from the main cluster of buildings that is highly suited to serve these incoming cattle in order to maintain high herd health.

2.3 The holding is not located with any designation zones relevant to planning policy. The site area is situated within Flood Zone 1, an area with low risk of flooding, as defined by the Environment Agency flood map for planning. A flood risk zone 1 is an area with less than 1 in 1,000 annual probability of flooding from rivers and seas.

3.0 PROPOSED DEVELOPMENT

3.1 The proposal seeks planning consent to erect a steel portal framed agricultural building to the south of the existing cluster of agricultural buildings at Rydings Farm.

3.1.1 The building shall be covered with natural grey fibre cement corrugated roof sheets, typical of the surrounding modern agricultural buildings on the subject holding and the local area. The building

will be clad with Yorkshire boarding with natural grey pre-cast concrete panels beneath to provide the necessary durability for the intended use.

- 3.1.2 Standard black uPVC rainwater goods shall be installed and water shall be directed to existing clean water drainage infrastructure.
- 3.1.3 The proposed position is in a strategic position in close proximity to the existing yard and buildings making moving livestock and accessing the site easier. This will also keep the main cluster of buildings far enough away in order to maintain high health standards and lower the risk of contamination from stock being introduced to the site for the first time which are potentially carrying disease. The location of the proposed site has been carefully considered to create an efficient layout at the same level throughout the holding.
- 3.1.4 Due to the nature of the business consisting of a high health herd and a high turnover of stock, there is an evident need for an isolation unit on the farm. Currently, there is a shortfall of this agricultural space.
- 3.1.5 To resolve this limited storage capacity, the applicants are proposing to erect a modest general purpose storage building on the holding to provide the necessary secured covered space.

4.0 **PRE-PLANNING APPLICATION CONSULTATION**

4.1 **Pre-application Consultation**

- 4.1.1 We have not carried out any pre-planning application consultation as part of the planning process.

5.0 **PLANNING POLICY CONTEXT**

5.1 **Introduction**

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In effect, this establishes a presumption in favour of granting planning permission for developments which are in accordance with the development plan.
- 5.1.2 This principle has been developed and clarified by subsequent case law, which has confirmed that a particular proposal does not need to accord with each and every policy in a development plan; the key issue is that it accords with the thrust of the development plan policies taken as a whole.
- 5.1.3 Sub section 5 of Section 38 states that, *“if to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be)”*.

5.1.4 The following describes the relevant national and local policies of relevance to the application.

5.2 National Planning Policy Framework (2021)

5.2.1 The revised National Planning Policy Framework (NPPF) was published in July 2021 and is a material consideration. This document sets out the Government's planning policies for England and how these are expected to be applied.

5.2.2 At the heart of the NPPF is "**a presumption in favour of sustainable development**". Paragraph 11 says that plans and decisions should apply this presumption in favour of sustainable development. In terms of decision-making this means:

*'approving development proposals that accord with an up-to-date development plan without delay;
or*

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

5.2.3 Paragraph 38 states that *'local planning authorities should approach decision on proposed development in a positive and creative way'*. Local Planning Authorities should work positively with applicants in order to secure developments that will improve the economic, social and environmental conditions of the area. Paragraph 38 continues, *'Decision-makers at every level should seek to approve applications for sustainable development where possible'*.

5.3 LPA Local Plan

5.3.1 In considering the subject application, we consider that the following planning policies are relevant, Policy C01, Policy CO2, and Policy C06.

6.0 **PLANNING ASSESSMENT**

6.1 **Principle of Development**

- 6.1.1 The subject holding is currently owned by TR Clements & Son who operate a commercial dairy enterprise with finishing beef cattle and sheep on the holding.
- 6.1.2 The availability of agricultural buildings as isolation units to maintain the high health of the dairy herd are limited at Rydings Farm and the need for the proposal is therefore clearly justified.
- 6.1.3 The structure will be covered with natural grey fibre cement roof sheets, typical of the surrounding modern agricultural buildings on the subject holding and the local area. Selected elevations will have pre-cast concrete panels installed and Yorkshire boarding where appropriate, with other selected elevations open for access purposes. Standard black uPVC rainwater goods shall be installed and water shall be directed to exiting clean water drainage infrastructure
- 6.1.4 We note that the application site is situated within Flood Zone 1. In order to mitigate any issues relating to surface water from the building, it is proposed to install a holding tank for the surface water which will have a perforated outfall pipe leading to an existing soakaway. As the entire area is currently impermeable, there shall be no change to surface water generation.
- 6.1.5 The building is being used for agricultural purposes and it is recognised within Planning Policy that agricultural use is required within the open countryside. Furthermore, the proposed building incorporates the same design as the existing agricultural buildings in the local area. The overall view shall be similar to the historic structure but in an improved state of repair. There are no residential properties that will be adversely impacted by the proposal.

6.2 **Highways and Transport**

- 6.2.1 The building can be accessed via the existing driveway and yard. The volume of traffic entering the farmstead will not increase and therefore the existing access is considered suitable for its intended use. For the avoidance of doubt, there shall be no highways impact as a result of these works.

6.3 **Landscape and Visual Impact**

- 6.3.1 The proposed development is situated to the south of the existing holding. It is not proposed to carry out any landscaping measures.
- 6.3.2 It is considered that the proposed development can be carried out without an adverse impact on the landscape but should the Local Planning Authority wish to discuss this matter, they are advised to contact the applicant.

6.4 **Wildlife and Biodiversity**

- 6.4.1 The application is not considered to have any significant impact on any wildlife or biodiversity. The existing use of the site forms part of the existing farmstead and is a hardstanding area.
- 6.4.2. There shall be no removal of trees or hedgerows on the subject application site.
- 6.4.3 If it is considered that any other suitable mitigation measures are required, then the applicant is willing to discuss this at the application stage.

6.5 **Residential Amenity**

- 6.5.1 The works do not result in a negative impact on residential amenity as the building is an improvement on the historic structure.

6.6 **Flood Risk and Drainage**

- 6.6.1 The application is accompanied by a Flood Risk Assessment. The application site is situated within Flood Zone 1 as defined by the Environment Agency's Flood Map, a copy of which is included under Annexe I of this document.

A holding tank with a perforated outfall pipe to deal with the surface water from the building will be installed if necessary to lead to an existing soakaway.

6.7 **Nutrient Neutrality**

- 6.7.1 The proposal does not form part of any increase in livestock numbers whatsoever and there shall be no detrimental impact to nutrient release into the local catchments. The works shall improve the management of the holding and reduce the environmental impact through nutrients being contained.

7.0 **CONCLUSION**

- 7.1 This application seeks full planning permission for the erection of a general purpose agricultural building for livestock isolation and general purpose space, supported by TR Clements existing farming enterprise at Rydings Farm, Wrington. The use of the site remains the same but the farming practices and animal welfare shall improve as a result of the works.
- 7.3 We consider that the proposed development meets local and national planning policy and this will help support the viability of the farming business moving forward.

ANNEXE I

