2624-DAS

Design and Access Statement

Proposed Agricultural Building at Hawkes Lane, Burdrop, Banbury, Oxfordshire

Planning Application

Applicant: Mr Brown
Site Address: Hawkes Lane, Burdrop, Banbury, Oxfordshire
Drawing Reference: 2624-01 – Site Location Plan, Block Plan and Elevations
Prepared by: Clelford Essex Associates Ltd
Date: September 2026

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the erection of a new agricultural building on land at Hawkes Lane, Burdrop, near Banbury, Oxfordshire.

The proposed development consists of a simple steel-framed agricultural storage building positioned within an established agricultural setting. The building is intended to support the ongoing management and operation of the holding by providing secure covered storage for agricultural machinery, equipment, materials and associated farming activities.

The proposal has been designed to reflect the functional requirements of modern agriculture whilst ensuring that its appearance and siting are appropriate to the rural character of the area.

2. Site Context

The site lies off Hawkes Lane and comprises agricultural land within a rural setting. The surrounding area is characterised by open fields, farm-related uses, open storage and agricultural infrastructure.

Access to the site is taken from the existing farm access and the building is located within an established agricultural area, thereby avoiding unnecessary encroachment into open countryside.

The site is well related to existing agricultural operations and benefits from existing vehicle access suitable for agricultural traffic.

3. Design Principles

The building design is based on:

- Providing a functional agricultural building that meets operational requirements.
- Using a simple and utilitarian form typical of agricultural development.
- Minimising visual impact through the use of recessive colours and materials.
- Locating the building so that it integrates with its agricultural surroundings.
- Ensuring adequate space for agricultural vehicle manoeuvring and operational activities.

The building is a straightforward agricultural structure with a rectangular footprint and shallow dual-pitched roof, typical of modern farm buildings commonly found throughout the local countryside.

4. Appearance

The building adopts a simple agricultural appearance with:

- Dark green box-profile steel cladding to all external walls.
- Galvanised steel roller shutter doors.
- Steel personnel access door.
- Matching agricultural-style roofing materials.

The dark green cladding helps reduce the prominence of the building within the wider landscape and reflects the colours typically associated with agricultural buildings in rural areas.

The building contains no decorative features, reflecting its agricultural purpose and ensuring that its form remains proportionate and sympathetic to its setting.

5. Scale and Massing

The scale of the proposed building is based on the practical requirements of agricultural storage and machinery accommodation.

Its dimensions are typical for agricultural buildings serving a working holding and are considered appropriate in relation to:

- The size of the site.
- Existing agricultural land uses.
- The rural character of the surrounding area.

The overall height and massing have been kept to the minimum necessary to accommodate agricultural equipment and storage requirements.

6. Layout

The building is positioned to:

- Utilise the existing access arrangements.
- Maintain operational efficiency for agricultural vehicles.
- Allow safe manoeuvring around the structure.
- Minimise impact on the surrounding landscape.

Areas of compacted crushed stone are proposed around the building to provide durable working surfaces and facilitate year-round access.

The layout provides sufficient space for loading, unloading and circulation of agricultural machinery.

7. Access

Vehicle Access

Access to the site will be via the existing farm entrance from Hawkes Lane.

The proposal does not require the creation of a new vehicular access and therefore will not materially alter existing traffic patterns. Agricultural vehicle movements associated with the building are expected to be limited and consistent with the lawful use of the holding.

Pedestrian Access

A personnel access door is incorporated within the building allowing access for farm operators and maintenance activities

8. Landscaping and Visual Impact

The building is located within an agricultural environment where similar structures are characteristic features of the landscape.

Visual impact has been reduced through:

- The use of dark green wall cladding.
- A simple agricultural form.
- Siting within an established farming context.

- Retention of surrounding grassed areas and existing vegetation where present.

Given the agricultural setting and the recessive colour treatment, the development is considered to integrate successfully into the surrounding countryside.

9. Sustainability

The proposal represents sustainable rural development by supporting the continued operation and viability of an agricultural enterprise.

The building has been designed using durable, low-maintenance materials that are commonly used within the agricultural sector and provide a long operational lifespan.

The use of an existing site access and established agricultural land minimises the need for additional infrastructure or land disturbance.

10. Conclusion

The agricultural building provides essential agricultural storage and operational facilities in a form that is functional, robust and appropriate to its rural setting.

The development:

- Supports the ongoing agricultural use of the holding.
- Utilises a traditional agricultural building form.
- Employs appropriate materials and colours.
- Makes use of existing access arrangements.
- Has limited visual impact on the surrounding countryside.

It is therefore considered that the proposal represents an appropriate form of agricultural development and should be supported through the grant of planning permission.