



TOWN AND COUNTRY PLANNING ACT 1990

DESIGN AND ACCESS STATEMENT

**TO ACCOMPANY AN APPLICATION FOR
THE ERECTION OF AGRICULTURAL BUILDINGS**

**AT
MANOR FARM, HORNTON**

**ON BEHALF OF
FINLAY SCOTT**

APRIL 2016

1.0 INTRODUCTION

1.1 This statement has been prepared to accompany a planning application for the following development:

- Livestock Building
- General Purpose Building
- Grain Store
- Yard area
- Timber post and stock proof fencing
- Landscaping

1.2 Planning application 11/00571/F, granted 15 July 2011, permitted the erection of agricultural buildings comprising of grain store, general purpose building and livestock building with associated hardstanding, landscaping and gravel access track. It is proposed as part of this application that this permission is revoked.

1.3 The purpose of the proposed development is to establish economically viable and efficient agricultural operations on the holding. The proposed activities will include the cultivation of Winter Wheat and the creation of a beef fattening enterprise.

The Site and Surrounding Area

1.4 The application site is located to the east of the A422 Stratford Road, to the west of Hornton and forms part of Manor Farm – a predominantly arable holding. Part of the holding comprises a former quarry and an active stone cutting yard with access via a tarmac track to the A422 remains (ref. 12/00798/F).

1.5 The application site lies immediately to the east of the stone cutting yard adjacent to the existing earth bund that defines the eastern boundary of the former quarry area.

1.6 Agricultural land uses are predominate in the surrounding area, comprising a mix of arable and pastoral farming. Agricultural buildings are a common feature in the surrounding area.

2.0 PLANNING POLICY

- 2.1 The development plan for the purposes of Section 38(6) comprises the Cherwell Local Plan 2011-2031 Part 1 (adopted July 2015) and saved policies of the Cherwell Local Plan 1996.
- 2.2 Material considerations relevant to this proposed include Government guidance contained in the National Planning Policy Framework and the Planning Practice Guidance.
- 2.3 The NPPF advocates the support of the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings. This also includes the development and diversification of agricultural and other land-based rural businesses.
- 2.4 Saved Policy AG2 of the Cherwell Local Plan 1996 states that farm buildings should normally be sited so they do not intrude into the landscape or residential areas and where appropriate landscaping schemes should be included and materials should be chosen so that development fits sympathetically into its rural context.
- 2.5 Saved Policy C28 of the Cherwell Local Plan 1996 exercises control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context as well as compatible with the existing development in the area.
- 2.6 Policy ESD13 of the Cherwell Local Plan 2011 – 2031 Part 1 states that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.
- 2.7 Proposals will not normally be permitted if they would cause undue visual intrusion into the open countryside, cause undue harm to important natural landscape features and topography, be inconsistent with local character or impact on areas judged to have a high level of tranquillity.
- 2.8 Policy ESD15 of the Cherwell Local Plan Part 1 states that: *“New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards.”*

- 2.9 The simple utilitarian design and materials of the proposed buildings are considered typical of modern agricultural buildings in the area and were deemed acceptable previously in 2011 under 11/00571/F.
- 2.10 Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 states that new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space.
- 2.11 The application site is not located in close proximity to any separate residential properties and therefore there would be no significant harm from the proposals on the residential amenity of neighbours.
- 2.12 As the site access is existing, the proposals would not have an impact on highway safety or cause any access issues and therefore it is considered that the proposal would not have a detrimental impact on Highway Safety in accordance with Government guidance contained within the National Planning Policy Framework.
- 2.13 The proposal is considered acceptable in principle in this rural, countryside location as development supporting the growth of an existing agricultural business. The proposed buildings are considered to be of a design, scale and style that is sympathetic to the context of the development. The proposal would also not have an adverse impact on the neighbour amenity or highway safety and is therefore compliant with the policies.

3.0 USE

3.1 The proposed buildings will be used for the agricultural purposes set out below:

Grain Store

3.2 The proposed Grain Store would be used to dry grain and provide long-term storage for an estimated 1,100 tonnes of arable crops to be produced on the holding.

Livestock Building

3.3 It is proposed to establish a beef fattening enterprise of up to 100 cattle being housed through winter months with turn out onto pasture in summer months.

General Purpose Storage Building

3.4 The proposed building will be used as a workshop, chemical store, a machinery store and fodder storage.

4.0 AMOUNT

4.1 The application seeks planning permission for three agricultural buildings and ancillary external yard area, access and landscaping.

5.0 LAYOUT

5.1 The proposed buildings would be constructed in an arrangement that is practical for the workers, including the ability to allow livestock to be kept away from the main activity to minimise disturbance and to be able to turn out on adjoining fields without impinging on the other activities at the site.

6.0 SCALE

6.1 The scale of the buildings is detailed below:

- Grain Store (703m²) – 37m long, 19m wide, 5.5m to eaves and 8m high to ridge.
- General Purpose Building (502m²) – 28m long, 18m wide, 5.5m to eaves and 8m high to ridge.

- Livestock Building (508m²) – 27.5m long, 18.5m wide, 5.5m to eaves and 8.5m high to ridge

7.0 LANDSCAPING

7.1 The application proposed new 1.2m high mixed native hedge planting on the western boundary of the site. The hedgerow will be located outside the proposed new 1.2m high timber post and stock proof fence.

8.0 APPEARANCE

8.1 The proposed buildings would comprise portal framed structures with corrugated dark green roofing and a combination of corrugated dark green wall cladding, concrete panels and York boarding. The appearance of the buildings would be comparable to other buildings in the locality.

9.0 ACCESS

9.1 Access to the proposed development would be taken via the existing access track from the A422, serving the stone cutting yard, and a new gravel access track will be created on the southern boundary of the stone cutting yard.