PLANNING SUPPORT STATEMENT

FOR

THE PROPOSED ERECTION OF AN EXTENSION TO AN AGRICULTURAL BUILDING

AT

CASTLE FARM, GOPSALL ROAD,
BILSTONE, NUNEATON,
CV13 6NQ

Prepared by:

Phil Plant BSc (Hons) MRICS
Rural Planning Consultant
Mid West Planning Ltd
18 Church Street
Shifnal
Shropshire
TF11 9AA

Tel: 01952 276745

September 2011

Mid West PLANNING

CONTENTS

1.	**INTRODUCTION**	**1**
2.	**LOCATION AND DESCRIPTION OF THE FARM**	**1**
3.	**THE PROPOSED DEVELOPMENT**	**1**
4.	**PLANNING POLICY CONSIDERATIONS**	**1**
5.	**CONCLUDING COMMENTS**	**3**

Mid West PLANNING

1. INTRODUCTION

1.1 This report has been produced by Philip Plant of Mid West Planning Ltd. The purpose of the report is to give sufficient information on the background to the site at Castle Farm and to provide the justification for the proposed extension to the agricultural building which is required for the proper running of the dairy farming operation by the applicant Mr. John Bayley.

1.2 Philip Plant holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a member of the Royal Institution of Chartered Surveyors.

1.3 Philip Plant is the Managing Director of Mid West Planning Limited and is a former employee of ADAS and Acorus Rural Property Services. Philip Plant held the position of Senior Consultant at Acorus Rural Property Services for over eight years during which time he provided rural planning advice to both applicants and Local Planning Authorities including Shropshire Council, Stafford Borough Council and Warwick District Council.

1.4 This report has been prepared following a site meeting with Mr Neil Bayley of Neil Bayley Contracting to discuss the proposed extension to the agricultural building on 17 August 2011.

1.5 At the meeting I was shown the farmyard and the site for the proposed building was identified.

2. LOCATION AND DESCRIPTION OF THE FARM

2.1 Castle Farm lies approximately 1km north-west of the village of Congerstone, and 3.5km east of Twycross.

2.2 Castle Farm is farmed by the farming partnership; J.C & C.A. Bayley and comprises approximately 600 acres of farmed land held on an Agricultural Holdings Act tenancy with the Crown Estate.

2.3 The farming business is predominately a dairy farm with 300 milking cows and approximately 150 followers and young stock. As part of the farming operation approximately 100 acres is in arable production (wheat) and 150 acres is planted with maize for use with the dairy herd. The remainder is laid down to short and medium grass leys as part of the rotation.

3.0 THE PROPOSED DEVELOPMENT

3.1 The holding will be used for organic sheep production primarily. As part of this agricultural

4.0 PLANNING POLICY CONSIDERATIONS

4.1 Planning Policy Statement 7 states the government's objectives (iv) which include the promotion of sustainable, diverse and adaptable agricultural sectors where farming achieves high environmental standards and contributes to the rural economic diversity supports agricultural development.

4.2 Paragraph 27 of PPS 7 deals specifically with agricultural development. It states that planning policies should enable farming and farmers to:

- Become more competitive, sustainable and environmentally friendly;
- Adapt to new and changing markets
- Comply with changing legislation and associated guidance;
- Diversify into new agricultural opportunities; or
- Broaden their operations to "add value" to their primary produce.

4.3 The national planning policy that deals with rural development including agricultural development supports development necessary to the farming community. This proposal in particular will enable the traditional farming of the holding as an organic livestock farm which will benefit the holding and have wider benefits to the surrounding countryside by reducing the use of artificial fertilizers and by the creation of more diverse wildlife habitats.

4.4 Hinckley and Bosworth District Council Local Plan Environment Policy NE5 "Development in the Countryside" supports development if it is essential to a rural based activity and the character of the countryside, the landscape, wildlife and historic features are safeguarded and protected. The proposed building is essential for the existing dairy farming activity and is therefore unavoidable. The location of the proposed building is adjoining the existing buildings, within the boundary of the farmyard, and therefore will not adversely affect the appearance of the landscape or countryside.

4.5 Hinckley and Bosworth District Council Local Plan Policy NE5 set out criteria for development in the countryside which must be met if development is to be permitted. "Agricultural Development" is a type of development which is cited as an example of development that normally is acceptable subject to the satisfaction of the criteria mentioned above.

4.6 The criteria are:-

I. "It does not have an adverse effect on the appearance or character of the landscape."

The proposal is for a modest extension to the existing livestock accommodation at Castle Farm and is well related to the existing farmstead. The proposal will therefore have a negligible impact on the appearance or character of the landscape.

II. "It is in keeping with the scale and character of existing buildings and the general surroundings".

The proposal is designed to be in keeping with the existing buildings at the farm and is therefore in keeping with its surroundings.

III. "*Where necessary it is effectively screened by landscaping or other methods".*

It is not considered necessary to provide additional planting to screen the new building because of the existing hedge on the Gopsall Road.

IV. "The proposed development will not generate traffic likely to exceed the capacity of the highway network or impede road safety".

The proposal will not result in any significant additional road traffic journeys to and from the farm. Road safety will therefore not be reduced.

5.0 CONCLUDING COMMENTS

5.1 Mr. Bayley wishes to erect an extension to the existing dairy farm complex of buildings. The buildings will accommodate dairy cows in cubicle housing which is normal farming practise.

5.2 The building has been designed having regard to British Standard 5502. Particular regard has been made to Part 40 which relates to cattle accommodation.

5.3 The building will be relatively small in scale and built in materials suitable for the location and in line with those already used on the farm. . It will not have any significant detrimental effect on the character of the countryside, in particular landscape, or result in the loss of amenity for any nearby residents due to its location adjacent to existing buildings within the farmyard.

5.4 The proposal meets with National Planning Policy PPS7 and Hinckley and Bosworth District Council Policy NE5. A modest extension to an existing range of agricultural buildings is considered to be an appropriate development in the open countryside.

Phil Plant BSc (Hons) MRICS
Mid West Planning Limited
September 2011