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DESIGN & ACCESS and PLANNING
STATEMENT

Proposed Replacement of existing barns.
Lakeland Farm (formerly Inglenook Farm)
Barwell LE9 8BD.

This Design and Access Statement is submitted in support of a Planning Application for the replacement of two extant barns on land at Lakeland Farm, Carrs Hill Barwell.

Design and Access Statement

1.0 Context Appraisal

- 1.1 **Assessment:-** The existing farm buildings lie on the western side of Carrs Hill close to the junction with the A47. The site has several detached barns located around the farm area.

The farm is accessed via an existing dropped curb and a set of gates directly from Carrs Hill. There is a detached property associated with the farm located towards the centre of the farm yard area.

- 1.2 **Relevant Planning Policies:-** The site lies within the Barwell area of Hinkley and Bosworth Borough Council and is subject to the Local Development Framework Core Strategy 2009. Most of the policies in this document relate to the urban centres of the borough and there is a pre-dominance of policies relating to domestic housing. It is considered that the proposal is in accordance with Policy 12 regarding small scale employment in rural areas.

- 1.3 **Involvement:-** This is a private development but we are willing to hold discussions with other interested parties such as the statutory authorities, highways etc...

- 1.4 **Evaluation** – The property has been used as a working agricultural farm for many years, as such there are many vehicle movements into and out of the property throughout the day and many of the vehicles are large HGV types. It is not considered that the proposed alterations and erection of new barns will have any detrimental impact on the surrounding area or the retained use.

- 1.5 **Design** – It is proposed to replace the two extant barns (number 2) with structures to match those recently approved for the lower portion of the site.

Barns 6 and 7 being stone clad up to 2.1m height above ground level with feather edge boarding above.

2.0 Design Component

2.1 **Amount:-** The proposal is to replace 2 extant barns (numbers 6 and 7).

2.2 **Use:-** As above.

2.3 **Layout** – determined by the best use of the available land.

2.4 **Scale** – No changes to existing situation.

2.5 **Landscaping** – No changes to the existing situation.

2.6 **Appearance** – No changes to existing situation.

3.0 Access

3.1 **Physical links** – the site is not serviced by Public Transport but has excellent vehicle access to the surrounding area and wider country.

3.2 **Inclusion** – No change to existing situation.

4.0 Others

4.1 **Crime prevention measures** – Due to the nature of the products and materials that will be stored on site, there will be an extensive security system installed at the property.

4.2 **Pollution and Ecology** – The property will incorporate environmentally friendly features where possible and will conform to the requirements of the Building Regulations.

5.0 Listed Buildings

5.1 None of the buildings are listed and the site does not lie within a conservation area.