

Design & Access Statement

Erection of ancillary agricultural building associated with Sibson Mill,
Wellsborough Road, Sheepy Parva, Nuneaton, CV13 6LR.

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Introduction

This statement is submitted in support of the erection of an ancillary agricultural building associated with Sibson Mill, Wellsborough Road, Sheepy Parva, Nuneaton, CV13 6LR.

This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.

In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application. References were made to the relevant planning policies. These are predominantly the adopted and saved Local Plan policies as they take primacy in the determination of such an application where they are NPPF & NPPG compliant.

Relevant Planning Policy

National:

NPPF (Dec 2024) & NPPG

Local Plan:

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM4: Safeguarding the Countryside and Settlement Separation

Policy DM6: Enhancement of Biodiversity and Geological Interest

Policy DM7: Preventing Pollution and Flooding

Policy DM10: Development and Design

Policy DM11: Protecting and Enhancing the Historic Environment

Policy DM12: Heritage Assets

Policy DM13: Preserving the Borough's Archaeology

Policy DM17: Highways and Transportation

Policy DM18: Vehicle Parking Standards

Sheepy Parish Neighbourhood Plan (2022):

Policy S1: Countryside

Policy S6: Water Management

Policy S7: Local Heritage Assets

Policy S8: Design

Other material planning considerations

The NPPF identifies three dimensions to sustainable development giving rise for the planning system to perform the roles below:

***“an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

***a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a*

high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

Furthermore, LP policy should follow the approach of the presumption in favour of sustainable development where such development should be approved without delay. On this basis the Government is committed to ensuring the planning system supports all sustainable development and that the system should not act as an impediment to proposals that contribute to local land management activities.

Local List Requirements

Due to the scale and nature of the proposal, the level of detail submitted with the application is considered proportionate. Schedule 4 of the DMPO details the statutory consultations required *before the grant of permission*. If during the determination period the statutory consultees request additional information and this is not provided by the applicant, the LPA could refuse the application for this reason. On this basis this section forms a notice under Article 12(1) (DMPO Amended July 2015) as the applicant considers the submitted information meets the requirements set out in article 34(6)(c) and any other information contained in the adopted Local List should be waived allowing the immediate validation of the application.

Relevant Planning History

07/00670/FUL: New storage building to the rear of existing stables: Approved 10.08.07

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 instructs that planning applications must be determined in accordance with the provisions of adopted LP policy unless material considerations indicate otherwise.

Principle of development and other material planning considerations

Paragraph 88 of the Framework states planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings. The planning history demonstrates the LPA have supported past proposals including ancillary residential proposals and those wider in nature for the agricultural management of the 36 hectare land holding associated with Sibson Mill.

The proposed barn will mirror and supplement the existing store building and will be used to store machinery associated with the management of the land as the applicant intends on personally managing the land, rather than renting it to local tenant farmers who are exiting or restructuring their farming businesses following the changes to IHT arrangements recently announced by the current Government.

Access & Parking

In relation to transport issues paragraph 115 of the Framework states:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

The existing access and parking arrangements will be retained meaning the percentage impacts of traffic movements are considered minimal meaning the impact of the use will have effectively ‘nil detriment’ and will not therefore adversely affect the current road network capacity. Taking these matters into consideration, the LPA and Highway Authority should apply the flexible approach advocated by the Framework in relation to such minor changes in circumstances.

BNG & Ecology

The application is supported by a PEA, Tree Survey, Woodland Creation and Management Plan and a Landscape and Ecological Enhancement Scheme to ensure all the required mitigation measures and biodiversity gains are secured accordingly.

Flood Risk

The 2007 FRA is submitted in support of the current application, where the conclusions of the report are equally applicable in this instance.

Conclusion & Justification

The Framework directs that all such applications should be considered in the context of the presumption in favour of sustainable development. The proposed building would not lead to an unacceptable impact on the local highway or a detrimental impact on adjacent land uses, or create unacceptable flood risk, therefore when weighing all relevant material considerations, the addition of an ancillary agricultural building to aid the operational management of the existing landholding can be wholly supported on this basis.