

DESIGN & ACCESS STATEMENT OF AGRICULTURAL NEED

Proposal: Proposed Agricultural Building

Address: Poplars Farm, Sheepy Road, Sibson, Nr Nuneaton, CV13 6LE

Date: 29/01/24

C.H. No 22/228/0041

1. Introduction

- 1.1 In May 2006, the government introduced changes to the planning applications process. The circular guidance on changes to the development control system, effective 10 August 2006.
- 1.2 This Design and Access Statement accompanies a full planning application, for the proposed erection of an agricultural building.
- 1.3 The building is located at Poplars Farm in Sibson, Leicestershire. The purpose of the building is to cover an existing winter feed store and keep rainwater separate from feed residue.

2 Site

- 2.1 The farm is located to the west of Sibson and to the southwest of Market Bosworth. The location of the site is in the heart of the farm and is located approximately 75m from Sheepy Road. The proposed building is ideally placed to serve its role on the farm, lying adjacent to several other agricultural buildings.
- 2.2 The farmed area is approximately 750 acres, of which 450 acres make up the holding at Poplars Farm.
The farm's beef herd comprises approximately 120 head of beef cattle.

3 Context

- 3.1 The proposed building has been designed in conjunction with the operation for the essential day-to-day running of the farm. The proposed building will not add to the overall footprint of the farmstead.
- 3.2 The aim of the building is to comply with Item 'RP28' of the Countryside Stewardship Agreement document. Countryside Stewardship (CS) is part of Defra's 25-year plan to improve the environment, part of which is to improve water quality.
- 3.3 The aim of RP28 is to prevent rainfall increasing the volumes of contaminated water that require management within, for example, slurry and silage stores.
- 3.4 It is also the aim to harvest the rainwater from the building. This will reduce rainwater run-off into the local drainage system, whilst providing an environmentally friendly source of water, for use around the farm.

4 Proposal/Architecture

- 4.1 The proposal is a steel framed agricultural building.
- 4.2 The building shall be 24.384m long x 14.2m wide, 6m to the eaves and 7.958 m to the ridge. The overall area of the building is 346m square.
- 4.3 The roof is clad in Goose wing grey box profile plastisol coated steel sheets. Vertical cladding is green and used on the north, east and west elevations, down to 2m above ground level. Existing concrete panel walls will be retained.

4.4 All new facing materials have been selected to match the appearance of the existing adjacent building.

5. Access Statement

- 5.1 The building will continue to be accessed from the south elevation.
- 5.2 Access to the site from Sheepy Road will remain the same.

6. Landscaping

- 6.1 The existing concrete pad and farm track will be retained.
- 6.2 There will be no change to the existing floor level on site.
- 6.3 There is no additional landscaping proposed for the development.

7. Parking

- 7.1 There is no need for any additional parking requirement on site.

8. Conclusion

- 8.1 The building will provide an effective means for the farm to deliver an environmentally friendly feed store, in line with Defra's 25-year plan for water quality.
- 8.2 The scale and location are consistent with working requirements for the farm and the amount of feed needed for a herd and farm of this scale.