Design and Access Statement

General

The site consist of Agricultural Lane, situated off Brascote lane on the outskirts of Newbold Verdon.

Amount

The proposal development consists of a 200m2 agricultural building, within a 0.62 Hectare site.

Planning History

The site has been used for agricultural purposes since the 1970's. A previous application was made in March 2010 (ref: 10/00183/GDO), which was deemed in valid. At this time we were advised that a full planning application was required.

Planning Policy

The proposed scheme is for the purpose of development is to aid agriculture, and thus is in compliance with Hinckley & Bosworth Borough Council planning policy.

Layout & Usage

The proposed scheme is for a 10m x 20m barn building to be located close to the southern boundary of the site. It location has been dictated by strong winds in the area, and thus the main entrance door has been located to ensure this does not face directly into the wind.

The proposed building is required in order to aid the development of agricultural operation on the site. Currently around 6 pigs and 6-12 chickens are located on the site, however as the various breeds need to be rotated between inside and outside. Thus the proposed development would enable the number of livestock to be increased to around 40 pigs and 40 chickens.

Associated to this is the requirement for the storage of hay, food and machinery, which requires being under cover. Consequently the building is required to allow the operation to progress, and furthermore as part of this application we have supplied a layout of the barn to demonstrate how the building will be used.

Scale & Appearance

The scale and mass of the proposed building are dictated by the proposed uses. We note that the building may appear isolated, however there are no adjacent buildings in the locality, and consequently the proposed building would be grey in colour to allow it to blend into the landscape, as advised during our pre application dialogue.

Landscaping

There are no significant landscape implications associated with this scheme.

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Highways

There are no significant highway implications associated with this scheme

Conclusion

The proposed development would aid the development of agriculture within the area, and as this will have no negative impact on the greenbelt or highway safety, we consider this should be supported by the authority