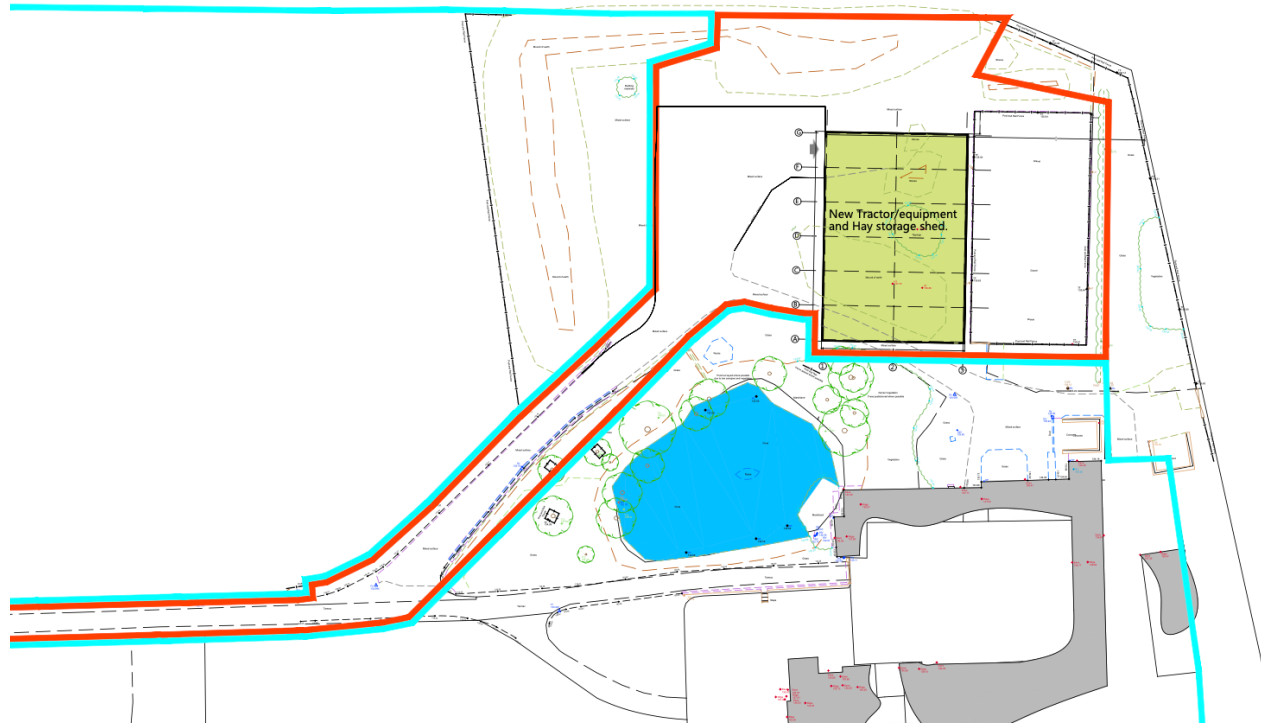


Design and Access/Planning Statement



Erection of agricultural building for hay and tractor/machinery storage
Kirkby Old Parks Farm, Kirkby Road, Newbold Verdon, LE9 9LN
February 2025

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Introduction

The purpose of this statement is to set out the context for, and to explain the design principles behind, a proposal for the erection of an agricultural building for tractor/machinery and hay storage at Kirkby Old Parks Farm, Kirkby Lane, Newbold Verdon.

Paragraph 131 of the National Planning Policy Framework advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what planning and development should achieve.

The framework of this statement follows the guidance set out in the CABE document entitled Design and access statements – how to write, read and use them.

This Design and Access Statement assesses the physical and socio-economic context of the site, relevant planning policy, and then assesses the proposal under six headings:

Use/amount;
layout;
appearance;
landscaping;
scale; and
access

Physical Context

Location

The application site lies on the eastern side of Kirkby Lane to the south east of Newbold Verdon. The site outside of but close to the village in a rural area characterised by farmland, residential housing and agricultural uses.



Location Plan

The site is accessed from Kirkby Lane as indicated above.

The site extends to approximately 0.71 hectares.

Site Description

The site comprises an area of agricultural land which is located to the north of the applicant's house and outbuildings. The application seeks permission for the erection of an agricultural storage building for the machinery that is used to maintain the (6 hectares) 14 acres of land together with the storage of the hay that would be harvested from the land.

Social Context

It is important to assess the affect that any development proposal will have on people in the locality and the formulation of the scheme has carefully considered the need to ensure that there is no adverse affect in terms of residential amenity or the character and appearance of the area. There are few near neighbours and they would not be significantly affected by the erection of a new agricultural building in terms of residential amenity.

In terms of the affect of the development on the character and appearance of the area, the overall site would be largely unaffected as the area of land in question is limited and the building is relatively small scale.

Physical Context

Economic Context

In terms of the economic objective, the development would have a minor positive economic impact on the local economy with the employment of local contractors and suppliers.

Environmental Context

In terms of the environmental impact, the proposal would have a very limited effect on the area. The proposal would use this small area of land for a beneficial purpose without giving rise to any adverse impacts.

Planning History

The planning history for the site which is available on the Council's register is reproduced below:

- [Two-storey side extension, creation of balcony, demolition and replacement of ancillary outbuilding and construction of a double garage \(Retrospective\)](#)

Kirkby Old Parks Farm Kirkby Lane Newbold
Verdon Leicester Leicestershire LE9 9LN
Ref. No: 24/00488/HOU | Validated: Thu 16 May 2024 | Status: Permitted

- [REMOVAL OF 510 METRES OF HEDGEROW](#)

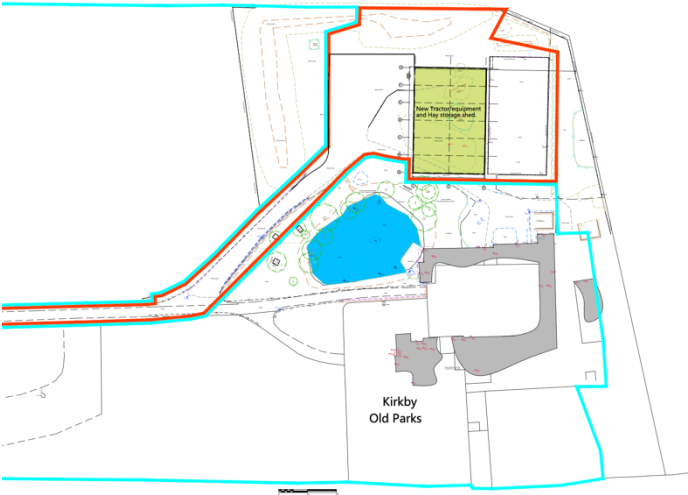
Kirkby Old Parks Farm Newbold Road Kirkby
Mallory Leicester Leicestershire LE9 7QG
Ref. No: 12/00345/HEDGE | Validated: Mon 23 Apr 2012 | Status: Decided

- [ERECTION OF AN AGRICULTURAL BUILDING](#)

Kirkby Old Parks Farm Kirkby Lane Newbold
Verdon Leicester Leicestershire LE9 9LN
Ref. No: 10/00489/GDO | Validated: Wed 21 Jul 2010 | Status: Decided

Physical Context

The agricultural building referred to is located to the south of the application site to the rear of the dwelling and outbuildings.



Layout

Plan

National Planning Policy Framework

The National Planning Policy Framework ('The Framework') sets out the Government's planning policies for England and how these are to be applied. The framework advises that the purpose of the planning system is to contribute to the achievement of sustainable development, and this is made up of three dimensions:

- an economic objective i.e. contributing to building a strong, responsive and competitive economy;
- a social objective i.e. supporting strong, vibrant and healthy communities; and
- an environmental objective i.e. contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 8 advises that the above roles are interdependent and need to be pursued in mutually supportive ways.

Paragraph 14 states that there is a presumption in favour of sustainable development and that this means approving development proposals that accord with the development plan without delay. In this case, the proposal would fully accord with the relevant development plan policies and as it proposes sustainable development as defined in the Framework, planning permission should be granted.

Section 12 of the Framework relates to achieving well designed places. Paragraph 131 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. The guidance in paragraph 135 advises that planning (policies and) decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive as a result of good architecture, layout and landscaping and that they are sympathetic to local character and history while not preventing appropriate innovation or change. The proposal has been carefully designed with this guidance in mind. The submitted site layout and detailed plans indicate how this has could be successfully achieved.

Development Plan Policies

The Development Plan for this site consists of the adopted Core Strategy for Hinckley and Bosworth Borough and the Site Allocations and Development Management Development Plan Document.

The following policies are considered the most relevant to the consideration of the application:

Hinckley and Bosworth Local Development Framework - Core Strategy (adopted December 2009)

The spatial strategy and policies for rural areas section of the Core Strategy advises that the focus of most new development will be in and around the Hinckley sub regional centre, however, the needs of rural settlements must also be taken into account.

Policy 24: Sustainable Design and Technology expects all residential developments to meet sustainability targets set out in Building a Greener Future. Whilst this policy advice has been superseded by later guidance, the applicant would seek to provide a development which meets the highest standards of energy efficiency and construction possible given the constraints of the functional requirements of an agricultural building.

Site Allocations and Development Management Policies Development Plan Document, adopted July 2016

The following policies are considered the most relevant to the proposals:

Policy DM1 – Presumption in Favour of Sustainable Development reiterates the presumption provided in the Framework that applications that accord with the development plan should be approved.

Policy DM4 – Safeguarding the Countryside and Settlement Separation advises that the countryside will be safeguarded from unsustainable developments. Sustainable developments will include, inter alia, the erection of agricultural buildings. The proposed development would give rise to no detriment to the setting of this part of the countryside.

Policy DM4 contains further criteria that are required to be complied with in order to be considered in accordance with the policy. These include the need to ensure that the scheme does not have a significant adverse effect on the intrinsic value and landscape character of the countryside. No such significant impact would result from this development.

Development Plan Policies

The scheme would not adversely affect the occupiers of neighbouring properties.

Policy DM10 – Development and Design sets out a number of requirements for new built development to be considered acceptable. As indicated in previous sections of this statement, the proposed scheme would not have a significant adverse effect on privacy and amenity of nearby residents (criterion a).

Further criteria in policy DM10 seek to ensure that the scale, mass, layout, design and materials of the development complements or enhances the character of the surrounding area. Compliance with this criterion is demonstrated by the submitted plans which show the erection of a relatively small agricultural building with a low pitched roof.

Design Constraints and Opportunities

The application site is located in the countryside, outside of but close to the services and facilities which are found within Newbold Verdon.

The major constraints to the development of the site are relatively few with the principal considerations being:

Ensuring that the scale and design of the development is compatible with this rural location.

Ensuring that no loss of amenity to adjoining occupiers occurs as a result of the development.

In terms of its opportunities, the proposal would provide much needed additional storage for machinery and hay arising from the agricultural land which is associated with the existing property.

The development proposed would have no adverse affect on any of the surrounding dwellings and no material impact in the character and appearance of the area.

Design Principles

The scheme has been designed with the following design principles in mind:

- Be well Integrated into its surroundings;
- Providing additional storage that it does not dominate this part of the wider site.

Site Use

The proposal seeks full planning permission for the erection of an agricultural building for tractor/machinery and hay storage.

The application site is located in open countryside where the erection of new agricultural buildings are considered an appropriate use to apply for planning permission for. The proposal is in keeping with its rural surroundings and the policy context provided by policies DM4 of the Site Allocations and Development Management DPD. With that in mind, it is considered that the proposals should be favourably considered.

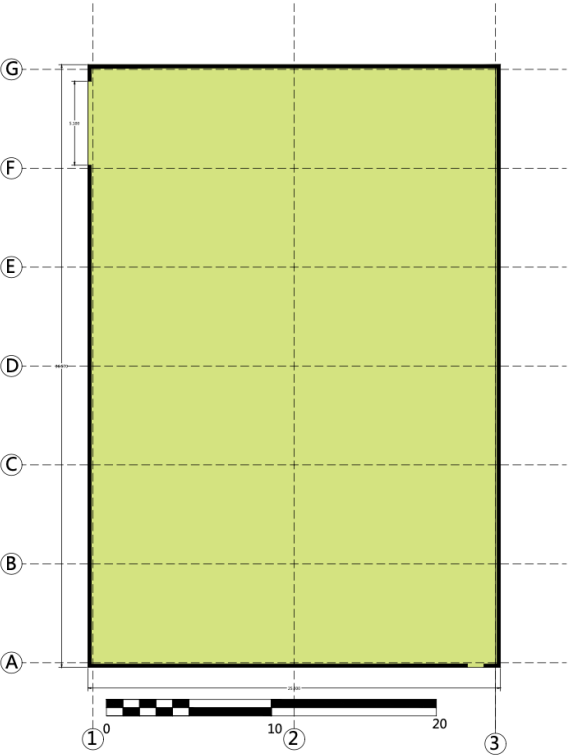
Amount of Development

The application proposes the following amount of development:

An agricultural storage building of approximately 914 square metres.

Site Use

Amount of Development

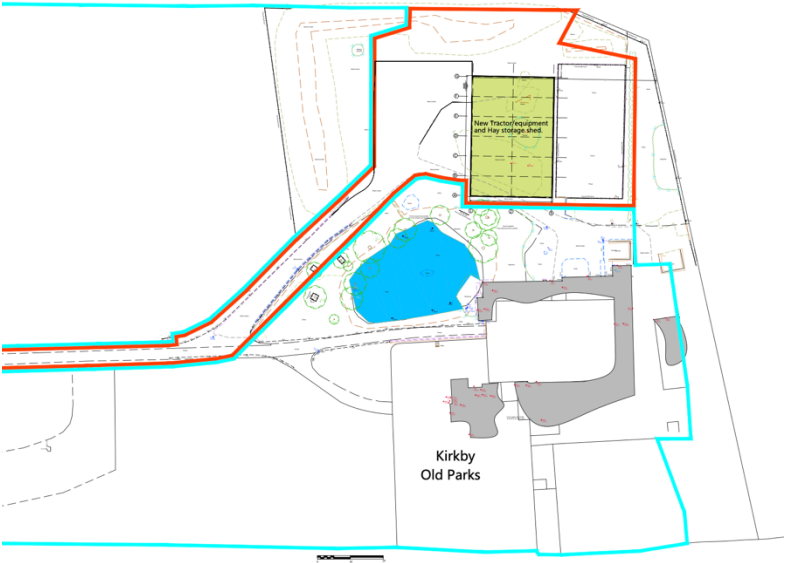


Layout

Plan

Layout

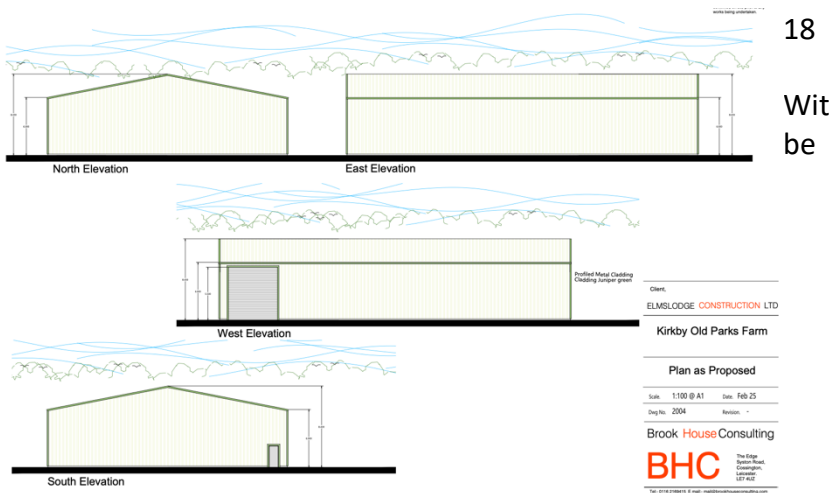
The layout of the site and the location of the new agricultural building is logical and well structured. The proposal would utilise the existing access point (from Kirkby Lane).



Layout Plan

Appearance

The proposed storage building has been designed to appear rural in nature, reflecting its location on the edge of the village. The building has a simple approach to form and elevational treatments would maintain the high quality environment found locally.



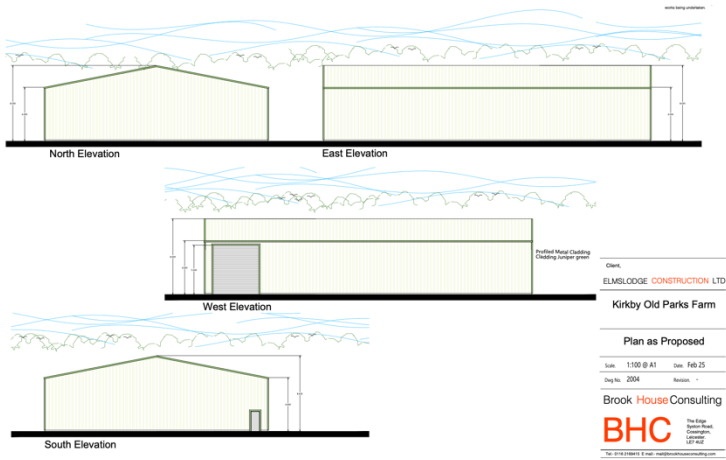
Proposed elevations

Landscaping

It is expected that the final details of landscaping would be the subject of a condition for subsequent approval, however, the incorporation of additional supplementary landscaping may be possible within certain areas of the site.

Scale

As indicated under the Amount heading earlier, it is proposed to erect an agricultural building with a maximum height of approximately 8.4 metres.



Sim

Access around the development

As indicated above, the existing access is unchanged, and the proposal would provide a small additional area of hard surfaced parking and turning space at the front of the building.

Scale

Access around the development

Conclusion

It is considered that this Statement demonstrates that the design aspects and impact of the proposals is acceptable and that an attractive environment would be maintained.

The main design principles of providing a distinctive design character and quality have been adhered to and all constraints to development have been fully assessed in the design process.