DEVELOPMENT
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Design & Access Statement

Proposed New Agricultural Building

Linton Farm, Merrylees Road, Thornton, Leicestershire LE67 1AN

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Introduction

This design and access statement has been prepared in respect of the proposed new agricultural building at Linton Farm Thornton to provide a framework to establish an appropriate form of development that is suitable for the location.

Site Appraisal Location and Description

Thornton is a small village approximately 5km south of Coalville and approximately 8km north west of Leicester. It is approximately 3Km from the M1 junction 22 and can be reached from there via Markfield Lane.

The site is located in the existing farm yard area of Linton Farm Merrylees Road, Thornton in close proximity to existing farm buildings.

Development Objectives

The objective of the development is primarily to provide a covering building for the existing slurry lagoon however it is envisaged that it may be used for agricultural implement storage in periods when the lagoon is dry.

The location and design of the proposal should protect the rural area.
The building should be small scale in nature and the material used appropriate for the setting.

Background

Linton Farm is a grassland farm extending to approximately 117.40 acres (47.52 hectares).
The applicant is a livestock farmer rearing cattle and sheep. All cattle are over-wintered in the existing buildings with a proportion being housed throughout the year. Sheep are brought into the existing buildings during the lambing period. Currently Mr Pickup has around 380 breeding ewes and a herd of 80 suckler cows with the intention that cow numbers will gradually rise over the next few years.
The livestock in the buildings produce slurry made up of excreta and bedding materials. This is collected and stored in the existing slurry lagoon and is spread onto the surrounding fields at appropriate times during the farming calendar.
Covering the slurry lagoon will mean that rainwater falling onto the building can be dealt with through a clean water system rather than being added to the store contents. This is predicted to reduce the volume of slurry by between 15% to 25%. This reduces the frequency of spreading and the land area required.
Covering the building will also help reduce odours.

Impact on Neighbours

The site is bounded by open countryside and the proposed building seeks to provide minimal impact by incorporating low eaves and shallow pitches. The site is not overlooked by neighbouring property and being set back from the road is not easily visible from the public highway. As discussed above the proposal should reduce the quantity of slurry produced and also reduce odours.

Amount & Scale

The proposed building is a single agricultural building.
The width of the building measures 27.432m
The length of the building measures 37.800m
The height of the building measures approximately 4.267m to the eaves

The eaves height has been kept to an absolute minimum to limit the effect of the overall building profile whilst allowing access to the applicant with a tractor. Many of the current agricultural buildings on the site also have greater eaves height and this was a consideration during the initial design in order to limit visual impact and ensure that the proposed building is unobtrusive within the setting of both the existing farmyard and the surrounding countryside

Layout

The position for the proposed building is largely dictated by the position of the existing slurry lagoon.

Design and Appearance

Materials – To be in accordance with the normal design of modern agricultural building, comprising a steel portal frame with a corrugated fibre cement roof. No foul sewage will be created and due to the portal construction the surface water will be controlled and directed towards the existing surface water drains. The design is in keeping with existing agricultural buildings both on the site and in the general vicinity.

Landscaping

Purely from a practical point further landscaping was not considered. The existing lagoon has landscaping around its southern and eastern boundaries. This has recently been renewed with new tree and shrub plantings.

Economic Context

The proposed building whilst aiding the efficiency of the farm business is unlikely to bring any significant contribution to the wider local economy.

Accessibility

The site has the benefit of an existing vehicular access and it is not proposed to alter this in any way.

Highway Considerations

The proposal should not cause any highway concerns. The existing vehicular access will be maintained and it is not thought that the proposal will increase traffic movements in and out of the site.

Planning Policy Context

Relevant planning design principles are contained in the Hinckley & Bosworth Local Plan.
The proposal is designed in accordance with Policy NE5 and NE21 of the local plan.