

AL/120/09

DESIGN AND ACCESS STATEMENT

ERECTION OF AGRICULTURAL STORAGE BARN ON LAND WEST OF NYTON ROAD, ALDINGBOURNE, WEST SUSSEX

1. ASSESSMENT OF CONTEXT

- 1.01 The site the subject of this application is located on the south western side of Nyton Road (B2233) which links the A27 to the north with Westergate to the southeast. The landholding is a long and relatively narrow tract of land which stretches south westwards from Nyton Road towards Marsh Lane, an unsurfaced bridleway to the southwest. Vehicular access is obtained via an existing access onto Nyton Road and there is a further non vehicular access on the western boundary onto Marsh Lane.
- 1.02 The land comprises relatively flat agricultural land used for the grazing of a flock of 20+ sheep and 3 horses. The land is subdivided with post and wire fencing into 4 paddocks, each having a mobile field shelter for the livestock. This application proposes the erection of a 3 bay barn adjacent to the southern boundary of the site principally for the accommodation of hay, straw and feed for the livestock on the holding.

2. PLANNING CONTEXT

- 2.01 Government guidance relating to development in the countryside is contained within PPS7 and seeks to provide a positive framework for development that supports traditional land based activities.
- 2.02 For the purpose of planning policy, the site lies in the countryside where Policy GEN2 of the Arun District Local Plan 2003 requires new development to be consistent with policies elsewhere in the plan. Policy GEN3 allows for development where it meets the operational needs of agriculture. Any new development in the countryside should be appropriate to its landscape context.
- 2.03 The proposal complies with Development Plan policy which seeks to allow for new development which is required for the agricultural use of the land. The land is in use for the grazing of sheep. The hay, feed and straw required for the livestock currently has to be kept in the open under plastic sheeting. There is therefore an existing requirement for a storage building for the proper functioning of the holding. Furthermore, it will not cause harm to the wider landscape being located close to existing field boundaries and mature hedgerows which form a backdrop to the proposed development.

3. AMOUNT OF DEVELOPMENT

- 3.01 The proposal relates to the erection of a 3 bay portal framed building with a floor space of approximately 100sqm.

4. LAYOUT

- 4.01 The building is proposed to be located adjacent to the southern boundary of the landholding, close to its western boundary. It lies within the southernmost paddock which is principally used for the grazing of sheep.

5. SCALE

- 5.01 The building measures approximately 10 metres by 10 metres and has an overall height of approximately 4.8 metres.

6. LANDSCAPING

- 6.01 The development is located in close proximity to existing field boundaries where there is established landscaping. No additional landscaping is therefore proposed as part of this application.

7. APPEARANCE

- 7.01 The building comprises a standard agricultural barn clad in profile steel sheeting in a colour to be agreed. The central bay on the north elevation will be open to allow for ease of access for the storage of hay and straw.

8. ACCESS

- 8.01 There is an existing access track along the western boundary of the landholding which serves the operational needs in terms of the delivery of hay, straw and feed. This track makes use of the existing access onto Nyton Road where visibility is good in both directions.