

**Case Study>> Rural Agricultural>> Middle Barn Farm,  
Overbury Estate, Overbury, Gloucestershire**

**Client>> Overbury Estate**

**Project>> Replacement Grain Store Facility**



**GP Planning Ltd successfully obtained planning permission in 2015 for the erection of a replacement grain store and drying facility at Middle Barn Farm for the Overbury Estate.**

Middle Barn Farm is an existing farm yard located south of the village of Overbury, close to the Cotswold Area of Outstanding Natural Beauty (AONB) within a rural river valley landscape on the lower slopes of Bredon Hill. Bredon Hill is designated as a Special Area of Conservation (SAC) noted for its invertebrate species. Within the vicinity of the farm yard are three Scheduled Ancient Monuments, and a small proportion of the existing farm yard is covered by a Scheduled Ancient Monument designation known as the Enclosures and Ring Ditches West of Crashmore Lane. The Grade II\* Registered Park and Garden, known as Overbury Court, is located within the village of Overbury to the north.

The farm yard comprises a range of farm buildings of varying ages and architectural styles, used for a variety of agricultural purposes, including an existing grain store building. The proposed grain store will replace and upgrade existing grain store facilities which were built in the 1960s and 1970s, and will provide a rationalised and modern agricultural building for the farm. The current grain store at Middle Barn Farm is relatively central to the Overbury Estate landholding. It currently has the capacity to store in the region of 6,500 tonnes of winter wheat, oil seed rape, malting barley and beans. There is a need to increase storage capacity to 8,150 tonnes to accommodate future improvements in the genetic potential of arable crops and possible future farm expansion. Solar panels are proposed on the southern roof elevation of the proposed building to provide a renewable source of electricity to run the grain drying facility and for export to the national grid.

The planning application sought to demonstrate that the new facility would not have a detrimental impact on the visual amenity or landscape character of the AONB; that there are no impacts on the Bredon Hill SAC or local ecology; the heritage value and setting of heritage assets will not be affected; and there will be a reduction in noise impacts as a result of using modern equipment in a well designed building on nearby properties. A clear need for the facility and the agricultural and rural economic benefits it would bring was evident, enabling the farm to continue contributing to the growth of the Agri-Tech sector within Worcestershire. Through careful design and the inclusion of renewable energy generation the facility is considered sustainable, enabling the farm buildings to be self sufficient in energy generation.

A Scheduled Monument Consent application has been submitted in 2016 for works within the Scheduled Ancient Monument designation and is currently being considered by Historic England.