

DESIGN & ACCESS STATEMENT

Proposed grain store at Broadfield Farm Pessall Lane Edingale (Building 2).

1- ASSESSMENT:

1.1- Physical Context

The site is adjacent to the existing farm buildings and presently forms part of a field and part of a yard area. It is bounded on the east and northern sides by existing buildings. The site is basically level.

1.2- Social Context

There are no other dwellings nearby, apart from the applicant's farm house, and there will be no detrimental effect on amenity.

1.3- Economic Context

1.3.1- The store is required as part of the farming business (along with Building No 1, the subject of a separate application).

1.3.2- The existing farm extends to 272ha as indicated by the land edged blue on the 1-10000 location plan.

1.3.3- All the buildings on the holding are centred on Broadfield Farm. Existing buildings are used for grain storage, drier, and implements. Additional grain storage is now needed to satisfy increasingly stringent requirements for quality and in order to enable on farm storage after harvest. This saves on transportation to storage elsewhere which would normally involve additional lorry traffic.

1.3.4- The farm grows wheat, rape and beans. A small number of sheep are raised, generally in the field to the south and west of the application site.

1.4- Planning Policy Context

Policy E6 of the Lichfield District Local Plan is applicable here. This covers applications for development outside of built up areas. This allows an exception to the normal rules restricting development where the scheme is essential to the operation of an existing agricultural enterprise. This is the situation here and the building is needed to ensure the viability of the unit.

2- INVOLVEMENT:

There have been no specific discussions regarding the proposal.

3- EVALUATION:

The scheme complies with Local Plan policy and is essential to the operation of the agricultural unit.

4- DESIGN:

4.1- Use

The building is to be used to store grain in a dry and secure environment.

4.2- Amount

The building has to be sufficiently large to enable mechanised access. This building, together with Building 1 which is the subject of a separate application, are the minimum sizes needed for the unit.

4.3- Layout

The siting has been chosen to minimise the effect on the landscape. The proposal will blend in well with the buildings adjacent.

4.4- Scale

The scale of the building will match those nearby.

4.5- Landscaping

No additional landscaping is proposed. The buildings will be screened on 2 sides by existing development. The field to the side and rear is used by sheep and so planting here would not be practicable. In addition, planting close to the building would encourage vermin and possible contamination of the stored grain.

4.6- Appearance

The proposed materials will match the existing buildings.

4.7- Access

Access arrangements will remain unchanged,

Signed.......

Dated 7th January 2010

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