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DESIGN AND ACCESS STATEMENT

PROJECT:	**Berrybrook Farm, Sedgehill, Replacement Barn K**
CLIENT:	**HFH INVESTMENTS LTD**
ARCHITECT:	**WESTERN DESIGN LTD**
JOB NO:	**2021032**
REF:	**131-MH-WC**
DATE:	**June 2023**

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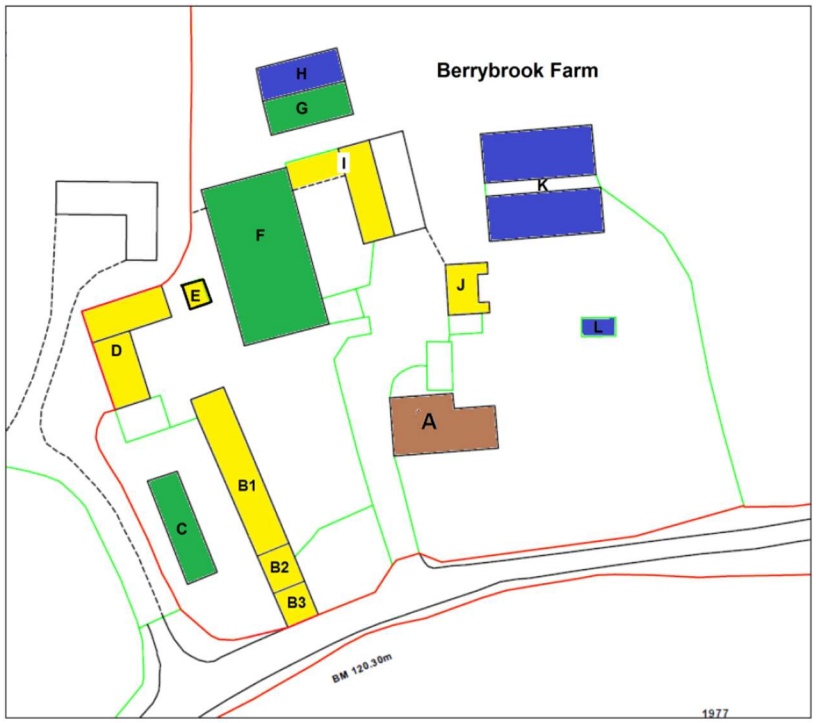
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1.0 Introduction

This document forms part of an application for developments and works at Berrybrook Farm, Sedgehill Farm, Shaftesbury, SP7 9JQ for the following:

- Demolition of Barn K
- Erect replacement barn in different location, further away from the Grade II listed farmhouse.

1.1 Existing Site Plan



Buildings

A - farmhouse c1700
B1 - loose boxes c 1850
B2 - milking parlour c1850
B3 - dairy c1850
C - Dutch barn 1950
D - implement shed c1850/2000
E - granary c1850
F - covered yard 1967-1978
G - Dutch barn 1950
H - extension 1967-1991
I - cowshed c1850
J - store/milking parlour/pig sties
K - cowsheds 1978-1991
L - chicken shed 1985

Colour-coding:
Brown - c1700
Yellow - c1850
Green - c1950 - 1978
Blue - 1978- 1991

1.2 Planning History

Application Nos: PL/2023/04662 and PL/2023/05019 – Relates to Barn D
Installation of solar panels on the roof of an existing Barn and timber clad existing concrete blockwork walls.
CURRENT APPLICATION - Application valid date 09.06.2023, no decision at time of writing.

Application No: PL/2023/02313
The development proposed is a change of use of agricultural barn (barn F) to a dwellinghouse (Use Class C3) and for associated operational development.
REFUSAL: 15.05.23 – APPEAL LODGED - AP-36779

Application No: PL/2022/09498
Change of use/conversion of the existing floorspace within Building 'F' (Barn) to create one dwelling house with associated works.
REFUSAL: 31.01.23

Application Nos: PL/2022/03968 and **PL/2022/04157 – Relates to Barn B**
Proposed change of use of the Long Barn to holiday accommodation, including new fenestration, rooflight's, an extension, internal alterations and refurbishment of a granary.
REFUSAL: 11.11.22 – APPEAL LODGED - AP-36688

Application No: PL/2021/08480
Single storey rear extension to existing farmhouse. Internal and external renovations to windows, doors and dormers. Alterations to access. Conversion of cowshed (Building J) to garage and Conversion and renovation of cowshed/cart shed to home office stores and carports (Building I). Demolition of barns H, G and M (post 1948).
APPROVED: 13th December 2021

Application No: PL/2021/09025 (LBC)
Single storey rear extension to existing farmhouse. Internal and external renovations to windows, doors and dormers. Alterations to access. Conversion of cowshed (Building J) to garage and Conversion and renovation of cowshed/cart shed to home office stores and carports (Building I). Demolition of barns H, G and M (post 1948).
APPROVED: 13th December 2021

Application No: 21/00072/PNCOU
Notification for Prior Approval under Class Q for a Proposed Change of Use and Conversion of Agricultural Buildings to Five Dwellings (Use Class C3) and Associated Building Operations.
WITHDRAWN: February 2021

Application No: 20/05785/LBC
Repair and reinstatement of a partly collapsed farm building.
WITHDRAWN: 24th September 2020

2.0 Application Documents

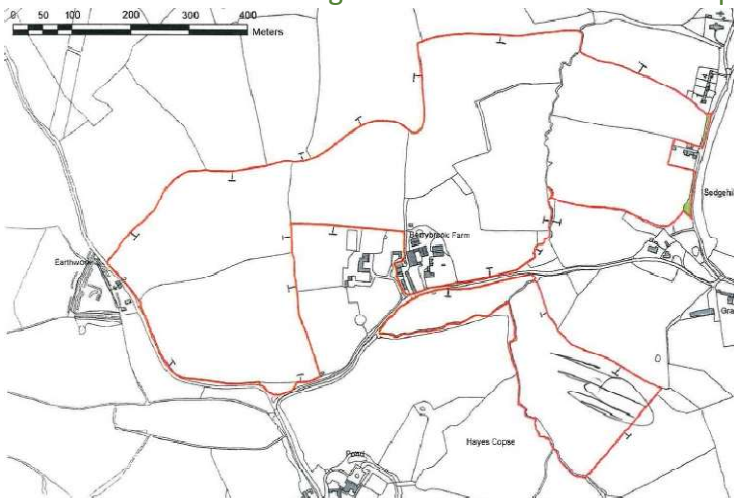
47A – Site Location Plan
48 – Existing Site Black Plan
49A – Proposed Barn GF Plan and Block Plan
50A Proposed Site Block Plan
52B – Proposed Barn Plans and Elevations

Ecology - Preliminary Roost Assessment

3.0 Site Description

3.1 Location

Berrybrook Farm is an agricultural unit comprising of a collection of outbuildings surrounding an original farmhouse situated in Sedgehill. The farm extends to approximately 84.75 acres, which is in the ownership of the applicant, highlighted in red on the plan below.



A location plan of the proposal is included with this application – Drawing 47. The red line shows the application site and the blue line is the remainder of the land in ownership of the applicant.

3.2 Utilities

Existing services on or nearby the application site include water and electricity and a septic tank.

4.0 Proposals

Demolition of Barn K and erection of 1no. replacement barn in a different location to the north of the farmyard.

4.1 Barn K

4.1.1 Bark K is formed by two opposing monopitch barns located directly opposite each other. The barns are largely enclosed on each side with the opposing elevations being open for access. We refer to this pair of barns as 'barn K' within this document.

The existing barns have steel frame structure with concrete blockwork walls to the walls base with timber boarding over, under a corrugated sheet roof.



Barn K west elevation.



Barn K Barn south elevation seen from garden of Historic Farmhouse.



Barn K north elevation.



Barn K south barn



Barn K north barn

Barn K is currently arranged for use by livestock.

The fields surrounding the farmhouse are currently used by sheep.

The low roof means that it is not ideal for the storage of large pieces of machinery or hay, as there is limited space for easy access to the front of the barns.

Due to the structures being close to each other, the internal columns also restrict vehicle and tractor turning.

Application Nos: PL/2021/08480 PL/2021/09025 (LBC) included the demolition of existing hay barns G and H and storage shed M. The Hay barns have not yet been demolished as they are still in use.



Barns G and H



Barn C

Application Nos: PL/2022/03968 and PL/2022/04157 subject to a current appeal also include the demolition of a further hay barn C which has also been intermittently used for the storage of hay.

The loss of these hay barns G, H and subject to the appeal C reduce the available covered storage space for hay on site. Although barn K could be used to store hay its general arrangement is not ideal for the reasons given above.

4.2 **Heritage**

Barn K is a post 1948 structure so it is not within the Listed Curtilage of the Farmhouse.

Barn K is located some 21m from the rear wing of the Grade II Listed Farmhouse, some 3m form Curtilage Listed barn J and some 17m from the Curtilage Listed barn I.



The Farmhouse

Although bark K turns id back on the nearby Listed and Curtilage Listed buildings it is clearly visible on site blocking off long distance views across open countryside to the north.

4.3 Proposals

Given that it is proposed to demolish barns G, H and C and that barn K is not ideal suited or adaptable for other uses, it is proposed to demolish barn K, and replace it with a new barn located in the field to the north of the farmyard.

The new barn would provide a new purpose-built barn to replace barn K and the soon to be lost Hay Barns G, H and C.

The location of the new barn is more central to the farm and adjacent to existing tracks and field gates providing access around the farm.

The new barn will provide hay storage and general covered storage for machinery in an easily accessible open fronted barn located in a central position on the farm. Whilst a further wing of the barn is enclosed to provide a secure storage area for a tractor, other machinery and a further feed store. The barn could also be used by the sheep as a shelter in bad weather.

The new barn will therefore enhance the agricultural business on site and allow for a more efficient and intensified agricultural business on site.



View from the highway to the east of the farmhouse, removal of barn K and barns G and H to the rear would enhance this public view into the site.

The removal of Barn K will also enhance the setting of the Grade II Listed Farmhouse and other adjacent Listed Curtilage outbuildings.

5.0 Access

5.1 Access & Highways

The main site access to the property is through the farmyard adjacent to the farmhouse off the council-maintained D road known as Crate Lane.

However, there are also at least 5 further field access points from the highway onto the farm to the north of Crate Lane. With a further to access point to the farm located to the south of Crate Lane.



Existing access, is to be upgraded with new entrance gates and improved visibility, as per the previous planning approval numbers PL/2021/08480 and: PL/2021/09025 (LBC)

6.0 Other Matters

6.1 Arboriculture

There are no significant trees near the application site.

6.2 Ecology

Please see submitted Preliminary Roost Assessment

6.4 Noise Impacts

No noise resulting from the proposed development would be likely to adversely impact on others due to the existing use of the site and degree of physical separation between the building and any neighbouring dwellings.

6.5 Contamination Risks

A visual inspection of the site has not revealed any potential concerns in relation to the contamination on site. There was no evidence of the presence of agricultural fuels and oils, or other noxious agricultural waste products.

The site has ample space to ensure adequate provisions for private sewage treatment and disposal facilities for the proposed developments.

6.6 Flood Risk

The application site is described on the Environment Agency website as low risk of flooding being in Flood Zone 1, which PPS25 defines as a 'low probability' zone assessed as having a less than 1 in 1,000 annual probabilities of flooding.

The site has ample space for any surface water discharge from the building or hard standings to suitable soakaways as may be required.

The proposal will therefore not have any potential to increase the risk of flooding on or off site.