DESIGN AND ACCESS STATEMENT

Application:	Full Planning Application for a Temporary Agricultural Workers Dwelling
Property:	Saddlepack Farm, Stert, Devizes, Wiltshire SN10 3HZ
Client:	Mr M & Mrs K Elderfield
Date:	December 2023
Agent:	Beatrice Foale BSc (Hons) MRICS FAAV

Prepared by:

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1. Introduction

Symonds and Sampson LLP have been instructed by Mr M & Mrs K Elderfield to make an application for a Temporary Agricultural Workers Dwelling.

A separate agricultural appraisal has been provided with the application to demonstrate the functional need of the business.

This document provides:

- Information surrounding the application regarding the design
- Further Supporting Information

2. Location and Site Information

The Holding is situated on the outskirts of the rural village of Stert, south east of the town of Devizes (3 miles) and east of Chippenham (14 miles). The ownership extends to approximately 60 acres with the total holding farmed by the applicant extending to 210 acres.

The site can be accessed directly from the public highway, via the farm drive.

There are no site-specific designations, however, the application comprises the relocation of an existing temporary dwelling currently sited in the priority habitat woodland.

3. Proposal

The proposal is for a temporary agricultural workers dwelling.

Full drawings accompany this application.

Mains water is available on site along with solar panels for electricity. The location of the panels to provide adequate sunlight is shown on the attached drawings.

The development will be serviced by a proposed package treatment plant for foul drainage and a soakaway for surface runoff. The location of each is shown on the drawings provided.

4. Access

The dwelling will be located within the field parcel adjoining the existing farm drive leading from the public highway. The proposed dwelling will provide sufficient access to enter and exit in a forward gear with ample parking.

There are no proposed amendments to the highway junction.

5. Siting

The proposed dwelling is to be sited on the hardstanding previously provided by the temporary stables and relocated from the former location within the priority habitat. The site is surrounded by mature hedgerows and woodland providing adequate screening.

Additional planting is proposed in the former location of the temporary dwelling along with copse and planting to the north.

6. Flood Risk

The site is located in Flood Zone 1, a site with low risk of flooding.

SIGNED: **.....**
Beatrice Foale BSc (Hons) MRICS FAAV
Rural Surveyor | RICS Registered Valuer

DATE: **December 2023**