

Design and Access Statement

Document reference TAW_DAS_1

Planning application for an agricultural workshop and store

At

Land adjacent to Tavewa, Pye Lane, Broad Town, SN4 7RR

Prepared by the applicant:

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Site Overview

The application relates to land adjacent Tavewa, Pye Lane. Tavewa stands at the edge of the village of Broad Town on Pye Lane. Adjacent and lying to the west and south is 3.2 hectares of pasture, orchard and woodland, which runs from the roadside up to the top of the escarpment towards Broad Hinton.

A section, document reference TAW_SS_1, has been included showing the contours and it is noted that the field slopes steadily from the road, levels off in the centre and then continues to slope before steeply rising to form the escarpment.

The site is within and at the edge of the North Wessex Downs AONB.

There is an existing barn constructed in 2015 near to the proposed workshop, that was the subject of a previous application, 15/03302/FUL. The proposed workshop and store will be aligned with the existing barn and is designed to be lower than the existing building so that the ridgelines are close to alignment.

The land is used for grazing, to produce hay as well as the production of fruit and associated products from the 0.5ha orchard. A few chickens are also kept.

Project Overview

We are proposing to construct a new agricultural workshop and store. A new insulated steel clad building will be constructed on a new concrete base sized to the building. It is not envisaged that there will be any additional hardstanding outside of the footprint of the new building.

The existing building is open and uninsulated. The conditions in the existing building are not suitable for the storage and use of certain workshop and agricultural equipment/machinery. The new building will be used to store and use such machinery as well as allowing the ability to handle and store fruit in more stable conditions.

The site selection, sizing, material selection and alignment of the proposal aim to ensure that the new building fits in the agricultural nature of the site as well as reducing its visibility in the wider landscape. New tree planting aims to both obscure visibility from public footpaths as well as improving local biodiversity and landscape quality.



Fig.1 : Similar building for illustrative purposes

The proposed building is sufficiently distanced from the residential properties to the north to ensure that no harm will occur to the residential amenity of the adjoining neighbours.

Use

The building will be used exclusively by the applicant for agricultural use. It will be used for maintenance, storage and fabrication. It will also be used for the storage of more sensitive machinery, equipment and fruit.

The low intensity use and type of equipment to be used inside the insulated fabric of the building means that there should be no noise concerns. The distance to other residential properties and the topology of the ground should also eliminate any possibility of noise impact.

It shall not be used in connection with any other business or commercial activity. The building will not be used to house livestock.

Character

The appearance is designed to be in keeping with similar agricultural buildings and the existing barn. Utilising juniper green steel box cladding. The height to the eaves of 2.5m ensures that the proposed building will be about the same height as the existing barn given the topology of the ground. That combined with the alignment and topology of the site mean that the proposed building will be barely visible from road. There will be no exterior lighting or additional hardstanding outside of the proposed building.



Fig.2: View of the existing barn from Pye Lane, the proposed building would not be visible as it is behind this barn.

Landscaping

The proposed building occupies an area that is well shielded by tall hedges and the existing building. There will be some changes in levels to facilitate the construction of the concrete base. The proposal includes the commitment to plant hazel or beech trees on the southern elevation of the new building, providing screening of the proposal from footpaths BTOW5 and BTOW2. This is further discussed in the AONB statement, document reference TAW_AONB_1.

Biodiversity

There is no loss of hedgerow or trees in the proposal and the land being used is regularly cut or grazed. The government provided Biodiversity Small Sites Metric has been used to assess the loss of habitat associated with the proposal. This shows that 0.034 units will be lost from the site. This loss will be mitigated by the planting of new trees on the southern elevation of the proposal, delivering an additional 0.062 units of area habitat. This represents a net gain of 84%, well in excess of the 10% required.

The applicants have further improved the site with the addition of new hedgerow planting and the new planting of 0.5ha of orchard, providing valuable habitat and attracting pollinators.

Access

Access will be made via the existing gateway. No additional tracks are required. After construction there is not expected to be any additional highway traffic or traffic movements, as the use of the workshop will be low intensity and restricted to site use only. There will be no requirement for new hardstanding.