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DLG CIRCULAR 01/2006

DESIGN AND ACCESS STATEMENT IN SUPPORT OF APPLICATION FOR AGRICULTURAL GRAIN STORE

BIRTHWAITE HALL FARM,
HUDDESFIELD ROAD, DARTON, BARNSLEY

D M CROSSLEY & SON

MARCH 2015

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i) INTRODUCTION.

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE Publication "Design and Access Statements".

This proposal is submitted in detail for an agricultural grain store.

The application is supported by the following information:-

(i) Full detailed plans and elevations – Stamford Geomatics.
(ii) Planning Support Statement – Townsend Planning Consultants;
(iii) Design and Access Statement – Townsend Planning Consultants; and
(iv) Heritage Statement – Townsend Planning Consultants.

This Design and Access Statement should be read in conjunction with the Planning Support Statement which deals with the issue of planning policy in more detail, together with the Statement of Significance which deals with the issue of the Listed Buildings and structures near to the proposal.

ii) BACKGROUND.

a) Site Assessment. (Please see Planning Support Statement)

b) Involvement.

Brief pre-application discussions have been held with the Council's planning officer, Elaine Ward and the information required to support the application agreed.

In drafting up the scheme, the applicants have employed the services of a Chartered Surveyor and a Chartered Town Planner.

c) Evaluation.

It is recognised that the site has a number of planning constraints, including:-

(a) the site's Green Belt location; and
(b) the site is located adjacent to a number of Listed Buildings and

structures.

As a consequence of the above, it was considered that any development would need to fully address those constraints.

In terms of progressing the scheme, it was established that:-

(i) the design of the proposal must be appropriate for the setting of the Listed Buildings and structures; and
(ii) the building should be in appropriately designed and located to take account of the impact on the Green Belt.

d) Planning Policies.

See Planning Support Statement.

iii) THE SCHEME

The scheme consists of a full application for the construction of an agricultural building. The proposal has been designed and sited to minimise the impact on both the Green Belt and Listed Buildings/structures.

iv) DESIGN AND ACCESS JUSTIFICATION.

a) Use, Amount and Layout of Development

The use of the site is considered appropriate being an existing farm holding. The size of the building is dictated by the functional requirements of the farm and its setting to address issues of Listed Buildings and the Green Belt.

b) Scale, Appearance and Landscaping and Access

Access to the site is as existing.

In terms of appearance, the design is appropriate and in keeping with the other modern agricultural buildings.

There will be no alterations to the existing landscaping of the site.

iii) OTHER ISSUES.

This small scale development will not have any significant, social or economic impact. The development will allow the farm to provide Crop Assured Standard produce.