



Bowcliffe

DESIGN AND ACCESS STATEMENT
IN SUPPORT OF
FULL APPLICATION FOR THE ERECTION
OF AN AGRICULTURAL BUILDING

SWITHEN FARM, SWITHEN HILL,
HAIGH, BARNSELY

HORSFIELD SWITHEN FARM LTD

FEBRUARY 2021

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".

The application is submitted in detail for an agricultural building for the purposes of the storage of grain.

The application is supported by the following information:

- (i) Full plans and details – Stamford Geomatic;
- (ii) Planning Support Statement – Bowcliffe;
- (iii) Heritage Statement – Bowcliffe;
- (iv) Design and Access Statement – Bowcliffe; and
- (v) Plans demonstrating applicants agricultural land ownership.

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) THE SITE, THE PROPOSAL AND BACKGROUND

- a) Site Assessment. (Please see Planning Support Statement)
- b) Involvement.

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 Grade II Listed Building, Swithen House.

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 Building; and
- (ii) The building should be 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 nearby Listed Building.

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 the Listed Building and the Green Belt.

b) Scale, Appearance and Landscaping and Access

Access to the site is as existing with additional surfacing required in association with the proposed building and its use including access into the building for farm vehicles.

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.

v) OTHER ISSUES.

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