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DESIGN and ACCESS STATEMENT together with VISUAL and ENVIRONMENTAL IMPACT ASSESSMENTS

For proposed demolition of existing dilapidated Agricultural buildings and replacement with new farm machinery storage building together with a farm workshop on a similar foot print

At Fairmead Farm Binstead lane Binstead BN18 0LH

Ref No. RA/671/100 August 2015



Deborah Osborne
Blackmill Cottage
Blackmill Lane
Norton
Chichester
PO18 0JU

1. BACKGROUND

1.1 Situated in the South Downs National Park the Osborne family business operating from the garage at Blackmill Cottage Blackmill Lane Norton Chichester is an Agricultural contracting concern, together with a department specialising in drilling irrigation boreholes for both Agricultural and Horticultural Clients. Operating from the garage Blackmill Cottage creates storage problems as equipment used to carry out the works is large, specialist and expensive more often than not necessitating much of it to be stored off site in unsecured locations .

1.2 In order to have more secure storage together with an operating base away from both the domestic setting and the beauty of the South Downs National Park in October 2014 Mr Osborne purchased the rundown and dilapidated 2.3 acre Fairmead Farm Binstead, variously a Pig and Poultry unit and latterly used for the renovation and storage of Vintage buses. The site comprises of a number of buildings in various conditions, scrap bus parts, old tyres and general rubbish. Sadly shortly after completion of the purchase Mr Osborne was diagnosed with a terminal illness and past away.

1.3 It was the intention and hope of Mr Osborne to obtain planning consent based on the past Agricultural/Commercial use of the site to replace the existing dilapidated buildings with new to be used for storage of Agricultural machinery together with workshop and small office, with pasture used for production of hay and the rearing of sheep.

1.4 The proposed buildings would provide the family with a secure base to continue the viability, success, and sustainability of this important Rural Business. The opportunity to have a firm base would enable the business to increase in size with the prospect of further employment. The proposed buildings are designed to be sympathetic with rural nature of the area and at least 95% of it can be recycled at the end of its design life. The whole scheme is designed to enhance and improve Fairmead Farm which is in a very derelict state.

2 ACCESS STATEMENT

2.1 The buildings will be steel framed agricultural buildings. One will be used for the storage of agricultural and associated machinery and the other used as a farm workshop and office with welfare facilities. It is therefore considered that a detailed Access Statement is unnecessary as it is unlikely that disabled people will be employed on the farm.

2.2 While it is considered unlikely that the Deborah Osborne will employ disabled staff due to the nature of the work, however Deborah Osborne believes that where it is practical disabled people should have access to this type of environment and would be willing to make the necessary accommodations as compliant with part M of the building regulation to employ a suitably qualified disabled persons.

2.3 As the building will be open access to the buildings will be via end elevations and will therefore be suitable for a wheel chair. The yard surface will be suitable for wheel chair access and it would therefore be feasible for a disabled person to park in the farmyard and access the building.

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3. DESIGN STATEMENT

3.1 The new steel framed farm buildings are designed to BS EN 1090 formally BS5502 agricultural building class 1

3.2 The size and shape of the building is dictated by size of the machinery and equipment required to be stored under cover

3.3 The buildings are steel framed with a two types of vertical cladding, one being "Colour-coat" box profile composite panels and the other Horizontal timber boarding. Both roofs will be "Colour-coat" box profile composite panels.

3.4 With the buildings design and the materials used in its construction it will be possible to recycle at least 95% of it at the end of its working life.

3.5 It is believed that the proposed sighting is appropriate and takes into account the surrounding countryside.

4. VEHICULAR ACCESS

4.1 All vehicles' to and from the site will use the existing gateways on to Binstead Lane.

4.2 Vehicle movement's (typically agricultural machinery) would be six to eight over the working day

5. VISUAL IMPACT ASSESSMENT

5.1 As the buildings are replacements of existing dilapidated Agricultural buildings a full visual impact assessment is not required

5.2 The site at present is littered with various items of scrap iron; old motor vehicle bodies, brick rubble, and general rubbish (see appendix 1 photographs in supporting document).

5.3 The applicant wishes too, and is intending to clear all the above from the site as part of the project.

5.4 It is believed that the proposal is appropriate and takes into account the surrounding countryside, will have minimal visual impact and will in fact improve it.

6. ENVIRONMENTAL ASSESSMENT

6.1 As the buildings are replacements of existing dilapidated Agricultural buildings a full Environmental impact assessment is not required

6.2 The site at present is littered with various items of scrap iron; old motor vehicle bodies, brick rubble, and general rubbish (see appendix 1 photographs in supporting document).

6.3 The applicant wishes too, and is intending to clear all the above from the site in accordance with the appropriate agencies guidelines and codes of practise as part of the project.

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PLANS

Dwg No. RA/671/120 Site Plan

Dwg No. RA/671/500 Block Plan

Dwg No. RA//671 A & B Elevations and Plan