

RURAL ASSOCIATES

**Planning, Procurement, Project Co-ordination
Agricultural and Rural
Yapton Lodge North End Road
Yapton Nr Arundel
West Sussex BN18 0DT**

[REDACTED]

**DESIGN and ACCESS STATEMENT together with VISUAL
IMPACT ASSESSMENTS**

For proposed new Agricultural building for the secure storage of farm machinery, hay and straw

At Fairmead Farm Binstead lane Binstead BN18 0LQ

Ref No. RA/671/100 D November 2017



Fairmeads Farm 2016

**Deborah Osborne
Blackmill Cottage
Blackmill Lane
Norton
Chichester
PO18 0JU**

1. BACKGROUND

1.1 In August 2016 a planning application was submitted to Arun District Council for the proposed replacement of the existing Agricultural buildings with a new farm machinery storage building together with a farm workshop all on a similar foot print for the applicants "Agricultural" Contracting Business. However due to the lack of fully understanding the nature of any form of **Agricultural** contracting work the Parish Council together with others objected strongly to the proposal which would have assured the future of this rural business as recommended by The New National Planning Policy Framework (NPPF) "**Planning Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development**". After much deliberation by the LPA the application was refused. Reluctantly the Agricultural contracting business will be located out of the Arun District. The proposal is now for **one building** which will be used to store the hay produced on site together with the machinery and equipment required for hay production and pasture maintenance.

1.2 The proposed building will provide secure storage in this lightly populated rural area for the machinery and equipment, together with providing a covered storage for the hay. The proposed buildings are designed to be sympathetic with the rural nature of the area and at least 95% of it could be recycled at the end of its design life. The whole scheme is designed to enhance and improve Fairmead Farm.

2 ACCESS STATEMENT

2.1 The buildings will be steel framed agricultural building, and will be used for the secure storage of farm machinery, together with hay and straw. 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 suitably qualified disabled persons.

2.3 Access to the buildings will be via Sectional overhead and/or the personal door in southern elevation 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.

3. DESIGN STATEMENT

3.1 The new steel framed farm building is 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 the number hay bales, required to be stored under cover

3.3 The building of the typical steel framed type with vertical cladding, of Moorland Green "Colour-coat" box profile steel above a one metre high concrete block or similar wall. The roof will be Anthracite Grey "Colour-coat" box profile steel sheet.

3.4 With the building's 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.

Cont/d

4. VEHICULAR ACCESS

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

5. VISUAL IMPACT ASSESSMENT

5.1 As the building is an Agricultural building and small in scale and appropriate for its intended use, together with "Colour" and choice materials proposed its therefore considered that 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 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 building is for small in scale and for Agricultural use 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, 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

6.4 It is believed that the proposal is appropriate and takes into account the surrounding countryside, will not have no adverse effect on the environment and will in fact improve it.

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PLANS

Dwg No. RA/671/120	Site Plan
Dwg No. RA/671/500	Block Plan
Dwg No. RA/671/100 D	Elevations and Plan