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NEW AGRICULTURAL BARN

DROVE LANE FARM

YAPTON

ARUNDEL

BN18 0EB

DESIGN, ACCESS and PLANNING STATEMENT

1724/DAPS01 rev 01

Mark	Revision	By	Checked	Date
01	Issued for Comment	gc		05.04.18

ARUN DISTRICT COUNCIL Y/22/18/PL

DESCRIPTION

The proposed building comprises a part open-sided steel framed barn, for the seasonal storage of straw bales and other farming activities.

The barn is to replace a concrete framed, asbestos clad barn that was severely damaged by fire and has subsequent been cleared from site.

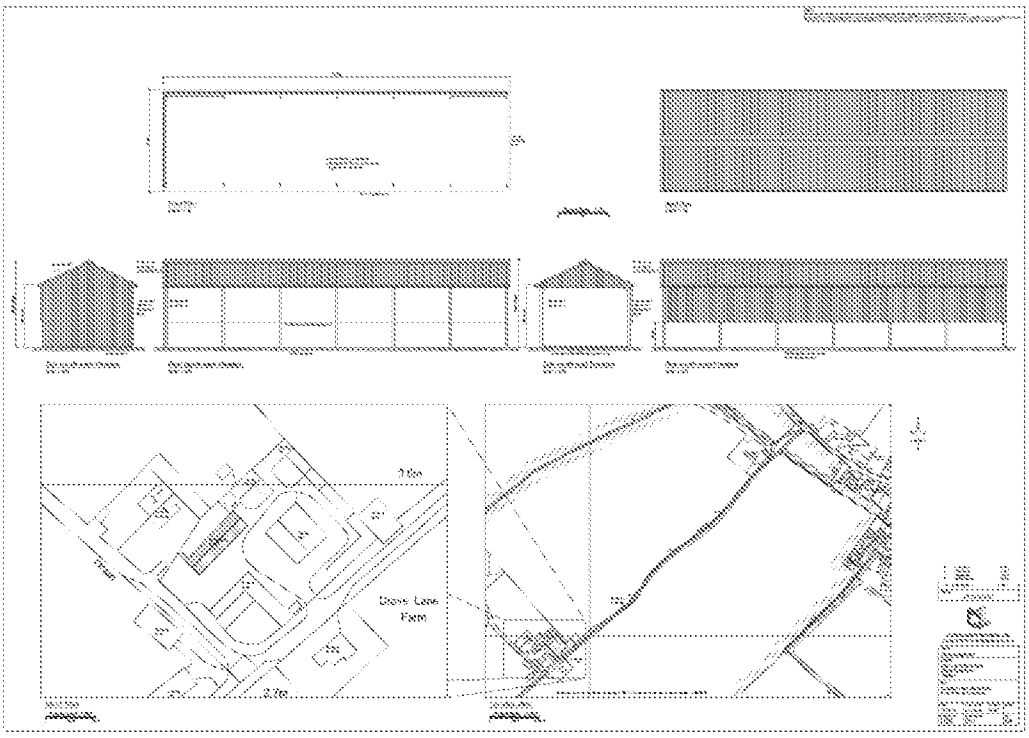


View of fire damaged barn looking North East. August 2017.



View of partially cleared site looking North West. September 2017.

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Proposed development

The new building will be similar in scale, location and appearance to the fire damaged barn it replaces. The overall dimensions are 7.55m wide by 27.75m long, with an eaves height of 5.0m and ridge height of 7.0m. The barn is open-sided to the north-east and south-east elevations, partially clad down to 2m above ground level on the north-west elevation and clad down to ground level to the south-west elevation.

The footprint of the building will be finished in rolled stone to match the adjoining part gravelled yard.

There are no requirements for any electrical lighting associated with the proposed building.

ACCESS, PARKING and RIGHTS OF WAY

The proposed building will provide seasonal storage of straw bales with associated farm vehicle movements in line with that which occurred previously.

As a temporary measure the farm tenant is using an alternative barn for bale storage which is offsite and accessed via the public highway (albeit these are not significant numbers of vehicle movements). The proposals will reduce current farm vehicle movements on the public highway.

The proposed use will not generate any parking requirement.

The proposals will not have any detrimental effect on existing rights of way.

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WASTE

The proposals will not generate any additional waste streams or require any additional waste collection services.

FLOOD RISK and DRAINAGE

The proposed building is outside of high and medium risk flood zones and just edges a low risk flood zone. The proposed building will not increase the existing flood risk.

The roof will drain to existing local field ditches via existing yard area perforated drainage pipe.

There are no requirements for foul drainage.

BIODIVERSITY

The proposed building footprint and size are similar to that of the fire damaged barn it replaces, which was removed from site in September 2017. Consequently, the proposals are not expected to have any adverse biodiversity impact and nor are they expected to adversely affect any biodiversity habitats or protected species within the site and beyond.

PLANNING POLICY

The proposals are not contrary to policies in the local plan or national planning policy.

In line with Countryside Policy C SP 1, the proposed barn is required for agricultural purposes. The barn is within the existing 'built-up' farm yard setting and is to replace an existing agricultural barn lost through arson, so does not extend the existing isolated group of buildings.

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