DESIGN AND ACCESS STATEMENT

In respect of

A proposed AGRICULTURAL BUILDING

Corner Cottage Farm
Stoney Lane
Cauldon
Staffs
ST10 2ES

09/00287/FUL 25 JUN 2009 - S M D

Prepared by

Fiona Stagg MRTPI

On behalf of

Mr M Hall

November 2008

09/00209/FUL 22 JUN 2009 - SMD

1.0 INTRODUCTION

This Design and Access Statement is submitted in support of a full planning application to **Staffordshire Moorlands District Council** in respect of a **proposed agricultural building at Corner Cottage Farm, Stoney Lane, Cauldon, ST10 2ES**

This Statement outlines the design principles which have been applied to the proposed development and how any issues relating to access have been dealt with. This Design and Access Statement has been prepared in accordance with CABE guidance 'Design and Access Statements – How to Read, Write and Use Them'.

The following design and access statement has been produced to ensure that a quality development is produced in accordance with the guidelines and more importantly that the proposed development respects the local context that it will integrate with. It also includes a planning policy overview.

Images of the site are included at the end of the document.

2.0 THE PROPOSAL

The application proposes erection of an agricultural building on land at Corner Cottage Farm, Stoney Lane, Cauldon.

The applicant runs a smallholding in an area of the countryside dominated by small holdings, as evidenced from aerial images.

Location:

The site does not lie within the Staffordshire Green Belt but lies within the Special Landscape Area, the integrity of which will not be affected by this proposal.

The site lies on the corner of Stoney Lane and Ellastone Road and can be easily accessed from the A522 (Whiston to Ashbourne Road).

3.0 DESIGN CONSIDERATIONS

Use: the building will be used for agricultural purposes to complement existing buildings on the Applicant's land. These are illustrated on the enclosed images.

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Amount: the application proposes the construction of a single storey agricultural building with a footprint of 32.70 metres x 11.30 metres.

Layout: the building will be laid out as a single space creating the opportunity for storage.

Scale: the building has been designed to be in keeping with the context of the area and will not have a detrimental effect on the amenity of the surrounding farmland.

Landscaping, surfacing and boundary treatment: the area will be made good following construction. The building will not affect the existing mature holly trees on the site, nor will any other trees or shrubs be affected. The stone boundary wall along Stoney Lane (which is approx 1.5m in height) will not be affected apart from the relocation of the gateway. The stone will be re-used to ensure that there is a continuing integrity.

Appearance: the building will be built of stone with an element of timber cladding. This is in keeping with the other agricultural building on the smallholding and with similar buildings along Stoney Lane (to the east towards Cauldon Lowe). The roof of the building will be pitched again to match the existing building.

Amenity: the amenity of the host property will not be affected. There are no adjacent neighbours and the proposed site overlooks fields. The building will not be visible from the host property.

Design Details

This is detailed on the attached Drawings. The building will be constructed of stone and timber and will match the existing agricultural buildings and the host property.

Robust standard details will be incorporated to meet the requirements of the Building Regulations as appropriate.

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4.0 RELEVANT PLANNING POLICIES

National Planning Policy

PPS7 Sustainable Development in Rural Areas

The Government is keen to raise the quality of life within rural areas and in this respect the construction of a replacement store in this location meets the following key objectives set out in the Guidance;

- good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside;
- continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources (page 6);
- focusing most development in, or next to, existing towns and villages;
- good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside

Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011

Policy D2: The Design and Environmental Quality of Development. This policy requires design is sympathetic to its location. This proposal will reflect the agricultural and rural nature of the Cauldon area.

Staffordshire Moorlands Local Plan 1998

There are no specific policies relating to agricultural buildings but this design has been prepared in accordance with Policy B13 relating to good design. Policy B22 Stables and Ancillary Buildings does make reference to the use of appropriate materials, the building being designed in such as way as to not lending itself to residential use, not require the construction of new roads, not lead to the unnecessary loss or disturbance of trees and not be visually intrusive.

Policy N1 requires that only development which is essential to agriculture will be granted consent. This is supported by Policy N8 requiring that buildings in the special landscape area are designed in a sensitive manner and will not detract from the high quality of the landscape.

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This proposal has been prepared in accordance with these key policies.

5.0 ACCESS CONSIDERATIONS

No public right of way will be affected.

Vehicular access – existing access to the site is from Stoney Lane. The Applicant intends to close the existing access and relocate it slightly further to the east along the same boundary to enable the construction of the building. The access point will be in keeping with the existing access and will be 5m wide. The stone will be re-used where possible.

Traffic generation – there will be minimal additional traffic generated by this proposal.

Pedestrian Access – this will not be affected by this proposal.

6.0 CONCLUSION

The proposal to erect a sympathetic agricultural building in this location is essential for agricultural purposes. The proposal will not create any additional traffic and the general appearance of the area will be largely unaffected.

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Images



Existing gateway to be blocked off and replaced with stone wall



Existing stone built agricultural building with timber cladding.

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Continued

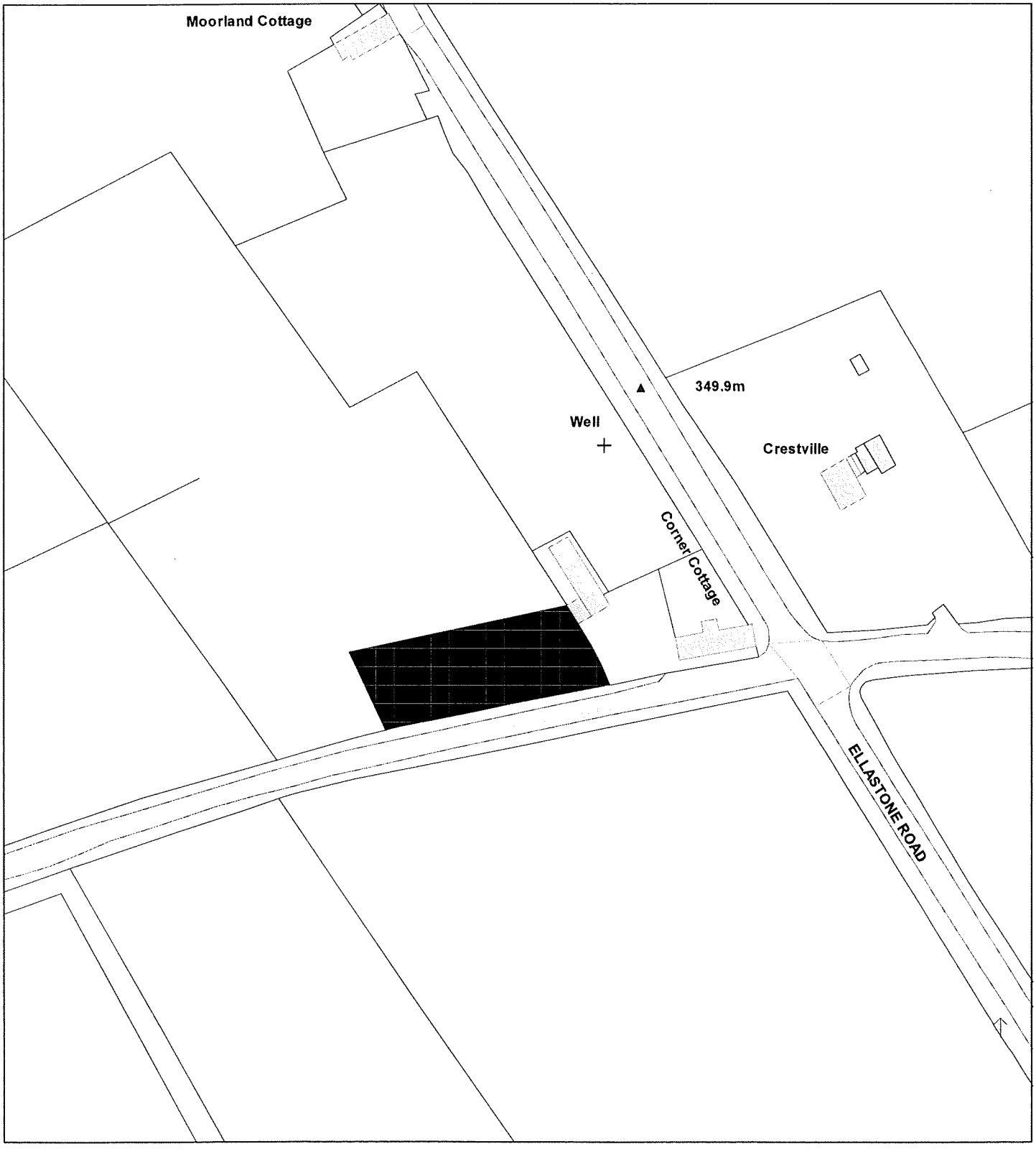


View along Ellastone Road of host property – also stone built



Proposed location of new agricultural building looking towards the host property

Reference:	09/00209/FUL Cotton



Date	13 March 2009
Organisation	Not Set
Department	Not Set
Comments	Not Set

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