Design & Access Statement
Implement Shed and Dry Fodder Store,
Honeyhole Farm, Cauldon

09/00512

Existing Site Description

Honeyhole Farm, Cauldon is a 15 Acre/6.1 Ha agricultural smallholding, raising beef and sheep. OS Grid Ref SK 069 491. (Easting 406897, Northing 349103). Vehicular and pedestrian access is from Stony Lane via the approach for Upper Moor End Farm.

The land is a combination of grazing pasture with wooded areas two ponds and some small streams.

The farm buildings comprise a 19th Century Farmhouse with a garage-workshop grouped at the end of the access track plus a small profile steel pole-barn used as a tractor shed further up the track. An unpaved yard alongside the pole-barn provides vehicle turning space and access to fields to the west of the track.

The proposed implement shed/dry fodder store will be sited further up the access track, to the south west of the pole-barn.



The Site of the New Shed

The track between the farm buildings continues to provide access to fields to the west and to the existing silage pit.

Please refer to the accompanying 1:500 Existing Block Plan for further details.

Description of proposed development

The proposed building is required to house dry fodder and farm machinery. It will be 18.3m wide across the front, 9.1m deep with an eaves height of 2.7m.

It is a steel portal frame construction with two wide bays, the front bay being open fronted to provide vehicular access. The sides of the building will be clad with concrete panels at the base, with the upper part clad in juniper green profile steel. The roof will be also be clad with profile steel with grp roof-lights.

Rainwater goods comprise grey plastic 170 mm half round guttering and 110 mm down-pipes running to soakaways to the north of the building.

The building will be set into the slope of the ground with level access onto the yard.

Please refer to the accompanying 1:500 Proposed Block Plan and the 1:50 Shed Plans for further details.

Environmental Management

The proposed development recycles a redundant portal frame building. With the addition of concrete panels for the base of the walls and grp roof-lights, the structure and cladding materials are suitable for reuse. This represents a significant saving in CO2 emissions.

The bulk storage of feed will reduce the need for regular small deliveries and will further reduce both CO2 emissions and disturbance from delivery traffic.

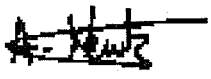
Impact of the proposed development on the privacy and living conditions of neighbours and public amenity

The building is low and relatively remote. The nearest neighbours at Upper Moor Farm are ~ 120m away. The nearest houses on Stony lane are ~ 200m away.

The building is largely screened from Upper Moor Farm by trees. The building will be visible, at a distance, from 1st floor windows on the Stony Lane terrace, but the colour, modest height and extreme distance mitigate.

The proposed development is unlikely to have any materially significant impact on the privacy, living conditions and amenity of neighbours.

No public rights of way are affected and there are no public access concerns.



A W Newby, B.Sc (Eng). DMS.
PME Planning Services
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