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Design and Access Statement

Proposal:

Proposed office building with welfare facilities ancillary to the existing manufacturing business

Site Reference:

Homeland Farm, Sarver Lane, Dilhorne

Introduction

This statement has been produced in support of a full planning application for a proposed office building with welfare facilities ancillary to the existing manufacturing business.

This holding is located east of Stoke on Trent on the edge of the rural village of Dilhorne and is situated in the Stoke on Trent Green Belt area. Dilhorne is an ancient parish and village in Staffordshire, three miles from Cheadle and six miles from Stoke-on-Trent. Homeland Farm is a working dairy farm, and the steel framed building business works alongside the agricultural business.

J M Milner Steel Farmed Buildings is a family run business with over 20 years experience in the industry, offering a wider range of services from manufacturing agricultural buildings and industrial buildings to renovations of buildings and steelwork for domestic projects. They have grown to become one of the most trusted steel framed building contractors in the area, employing 11 full time and 2 part time employees.

Existing buildings

The holding is of mixed use, between agricultural and light industrial as shown on drawing No. 1114-002.

Use of Proposed Building

The proposed building will be used for office and welfare facilities for use ancillary to the manufacturing business.

Currently these facilities are situated on a mezzanine floor above the workshop area. As the business has grown and now supports 11 full time and 2 part time employees (including administrative staff) this area is no longer large enough or suitable for use. It is also above the welding workshop area, the fumes produced from can cause serious health concerns. The welders all wear the appropriate RPE and PPE for their work, however even with additional measures in place to assist in the airflow this does not prevent fumes from accessing the office/rest area space above.

The proposed office and welfare facilities building will be sited along an agricultural building and the exterior materials will match that of the building to aid in it blending in with the existing building.

The separate building will provide a clean safe working environment for the administrative employees and provide a clean area for manufacturing employees to change and use during breaktimes.

The office area will also allow for an area to provide in-house training for its employees, to ensure that all high standards of manufacturing and health and safety are maintained.

Siting

As shown on drawing No. 1114-002 this building will be sited opposite the workshop area. The area the building will be sited is currently unused and too small to be adequate as a storage area for either the farm or the manufacturing business.

Operating Hours

The general operating hours of the manufacturing business are 8.00am Monday to Friday.

Employment

Currently the business employs 11 full time and 2 part time employees. It is anticipated that with the current rate of growth of the business, there will be the possibility of another 2 full time positions available within the next 12 months.

Where possible people from the local area are considered for the positions first.

Climate Change

The company prides itself on being a sustainable business. They produce the majority of their own electricity from the solar panels on the existing buildings and have a battery storage facility on site. The solar power energy also runs the machinery in the dairy on the agricultural side of the business. They use eco-friendly materials and construction methods where possible all to minimise their impact on the environment.

This building will be built with the same principles. Lighting within the building will be low wattage LEDs, rainwater from the roof area will be harvested and used on the agricultural holding for drinking water and washing down, and the electricity supply will be from the existing solar array on the holding.

Appearance

As indicated on drawing No. 1114-003 this building will incorporate AS35 insulated composite box profile roof, coloured Juniper Green (12B29) to match the existing building.

Vertical cladding will be AS35 insulated composite panels, coloured Juniper Green (12B29) to all sides of the building. All necessary roof and vertical joints will be made good with matching pressed metal flashings.

Along all sides of the buildings will be 170mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate into rainwater harvesting tanks for use on the holding.

Doors and windows will be double glazed.

We feel these materials will blend into the existing landscape without having an adverse effect and be seen in context against the existing agricultural building as shown on drawing No. 1114-004.

Access

Access to the building will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Sarver Lane, Dilhorne.

Policy

Great regard has been taken to ensure that many of the 2020 Adopted Staffordshire Moorlands Local Plan policies are complied with as well as policies from the National Planning Policy Framework 2021.

The proposal forms part of the 'Vision for Rural Areas' by providing jobs to sustain rural living. It also meets with challenges of climate change.

The Local Plan policies the proposal complies with are:

- SS1 – Development Principles
- SS2 – Settlement Hierarchy
- SS9 – Smaller Villages Area Strategy
- SD1 – Sustainable Use of Resources
- SD2 – Renewable/Low Carbon Energy
- SD3 – Sustainability Measures in Development
- E1 – New Employment Development
- DC1 – Design Considerations
- DC4 – Local Green Space

NPPF Policy:

- Section 6 Paragraphs 84 and 85 – Supporting a prosperous rural economy
- Section 12 Achieving well-designed places
- Section 13 Paragraph 150 (d) – Protecting the Green Belt
- Section 14 Meeting the Challenge of climate change
- Section 15 Conserving and enhancing the natural environment