



**Design Access and Planning Statement**

**Project Location:**

**Land Adjacent to Coopers Corner  
Ide Hill  
Sevenoaks  
Kent  
TN14 6LB**



***15<sup>th</sup> July 2021***

**Client: Mr. & Mrs. G. Wilton**

**Document Title: Design, Access, and Planning Statement**

**Local Planning Authority: Sevenoaks District Council**

**Parish: Chiddingstone**

**Our Ref:**

**Proposal: Proposed General-Purpose Farm Building with on Floor Grain Storage, and new Access Track Linking Proposed building to Existing Highway Entrance**

Issue	Revision	Description	Date
1	0	Issue to LPA	22/07/2021

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## **2.0 Instructions and Summary**

2.1 Price Whitehead is instructed by Mr. & Mrs. G. Wilton who are the Applicants and landowners for this proposal.

2.2 The Application relates to the submission of a full planning for a general-purpose agricultural building to be for mixed farming requirements, including on floor grain storage, machinery storage, hay, and straw store, together with a new hardstanding and access from an existing highway access.

2.3 This will be located on the land adjacent to Coopers Corner, Ide Hill Sevenoaks, Kent, TN14 6LB.

## **3.0 Background Information and Site Location**

3.1 This application is for the construction of a general-purpose farm building with related access track. This application replaces the permitted development obtained for a building at Roodlands Farm, which has proven too costly to construct due to the extensive land levelling that will be required. Additionally, there was a large problem with stock doves at the Roodlands making the siting of grain storage there a poor choice. Further, the Applicants subsequently became concerned about the impact of the building and associated farm use right opposite their neighbour at Roodlands Farmhouse and have therefore opted to relocate the building to this now proposed alternative site also within their farmland ownership.

3.2 The farmland has no suitable modern buildings at all, and it has become imperative that a building is provided to meet current and future needs, currently for the tenant farmers and also if the land returns in hand to the Applicants. The land at Coopers Corner is all managed under an arable, pasture and conservation rotation, which rotates on a cropping cycle using Wheat, Barley, Oats and Beans.

3.3 There are no farm buildings located on the land associated with Coopers Corner land at all, and it has become imperative that Mr. & Mrs. Wilton are able to offer a useful sized farm building serving existing farming needs of the tenant, and to also ensure the farm benefits from sufficient farm storage space to continue to manage the farm, as the land returns to being farmed in hand in the future. NB: Notice was served on the present tenancy in September 2020, so that the Farm Business Tenancy Agreement comes to an end this coming September 2021. Therefore, the tenants no longer have 7 years of tenancy in which to run.

3.4 Selecting a suitable location for a farm building has been difficult and having achieved permitted development confirmation to proceed with a farm building on the Roodlands site (19/03457/AGRN0T), Coopers Corner will enable the farm to better operate and also provide a slightly larger building than was possible at the other site, because less earth movement will be required.

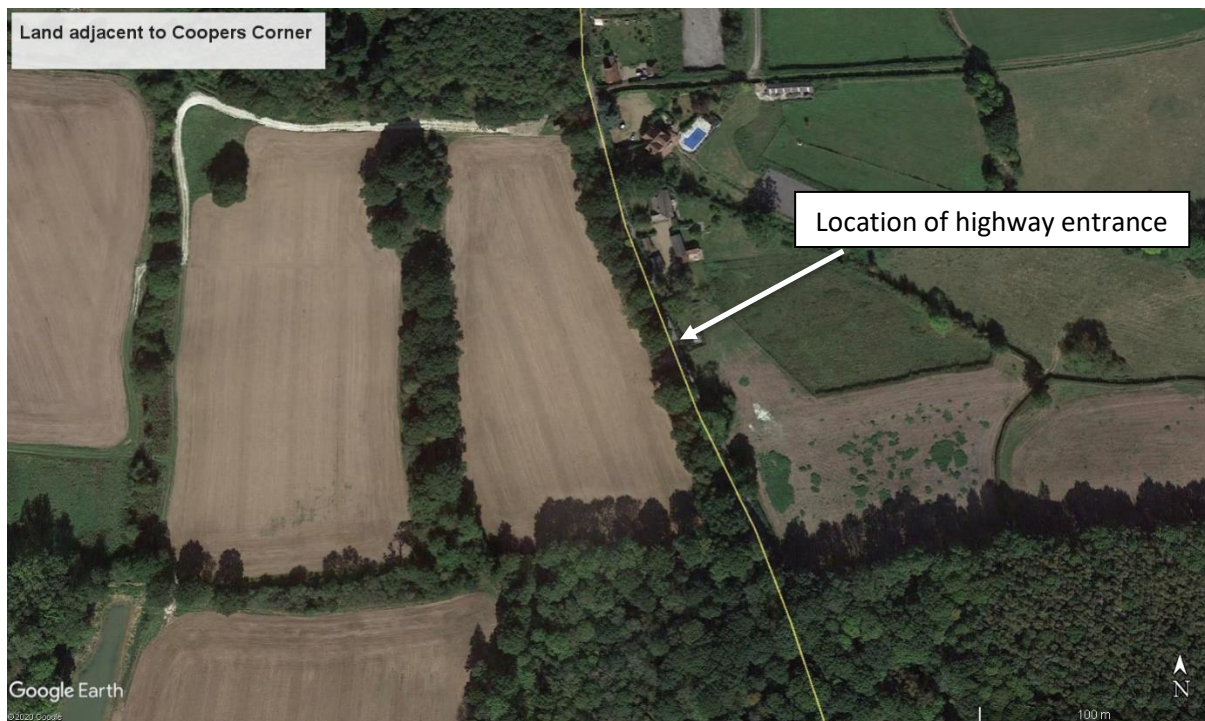
3.5 This application is to provide a new farm building benefiting from hardstanding linkage to an existing highway access as a full submission given that application for agricultural prior approval was unable to

permit the proposal through that application method due to the need to link the highway access to the hardstanding serving the building, which fell within 25 metres of the metalled highway.

3.7 The present site has therefore been selected to ensure that:

- the proposal does not give rise to any harm in terms of visual aspect and views,
- to ensure it is sufficiently distant from power lines not to give rise to health and safety issues,
- and to comply with statutory undertaker requirements,
- and to provide year-round access to the new building from the highway; the location is adjacent to the main farmland highway access in the proposed location and the access point is excellent from the road for large farm vehicles.

The frame below shows a google image of the site noting the location of the field entrance.



Frame below showing the proposed location of the building with the mature trees and hedgerow surrounding this location.



#### **4.0 Planning Proposal – Design & Access**

4.1 This proposal seeks to construct a general-purpose agricultural building measuring 36.2 metres long by 15 metres wide. The eaves will be 5.42 metres with a ridge height of 7.6 metres.

4.2 The building will be located alongside the existing farm access gate, set back from the field headland sufficiently to allow for a concrete apron and hardcore yard area and also far enough from adjacent trees and overhanging branches so that neither tree nor roots are impacted.

4.3 The position is ideally placed in this location, being a low-lying site and tucked into a field corner flanked by existing natural screening in the form of field boundary trees and a thick and tall hedge row flanking the lane.

4.4 The building is sufficiently far enough from the hedge and trees so that it will not impact any root protection zones whatsoever.

4.5 The building will have concrete panel walling with fibre cement wall cladding (in natural grey colour) above.

4.6 The roof covering will be fibre cement (in natural colour) with roof lights interspersed to the front half of the building as shown for natural lighting to this part.

4.7 The East elevation will have 3No. roller shutter doors each 4.5 metres wide by 4.5 metres high, with separate pedestrian doors as shown on the drawings provided, for good means of personnel escape.

4.8 The building will have an overall footprint of 543 sq. metres, and the adjoining new hardstanding, concrete apron, and access track will take the total area of this proposal to 1349 sq. metres. This takes

the site area over the maximum limit for agricultural permitted development and therefore a full application is lodged.

4.9 The roof pitch is to be profiled at 15 degrees, ensuring adequate internal height clearance under the clear span portal frame steel frame. This will be clad in natural colour fibre cement sheeting and interspersed with clear roof sheets for natural light.

4.10 The internal on floor grain storage capacity for the building if fully used for wheat crop, will provide approximately 844 tonnes at 3 metres storage depth.

4.11 In terms of access, the new hard standing will be free-draining, and this will link up to the existing highway entrance and new concrete apron serving the building via a proposed track. There will be no change to existing highway detailing in implementing this proposal as the access is already sufficiently wide enough for all farm machinery operated.

4.12 There is one public right of way alongside the proposed site, which is SR554 adjacent to the north boundary of the site. Maps showing these routes are enclosed in the Appendices.

4.13 The existing highway access leads from Ide Hill Road, which is a metalled highway. There is a high-pressure fuel pipe which passes through the field to the north of the proposed site, and in locating the building on this part of the farm, great care has also had to be taken to ensure that the wayleave distances from the pipe for the new building is adhered with.

See frame below showing the highway access. The pipeline runs to the right-hand side of the access entrance into the field; hence the building has had to be situated on the left of the entrance and away from the pipeline route.



## 5.0 Planning Policy Considerations

5.1 The site abuts a well-established highway access which serves the subject farmland.

5.2 The proposed building is of a design and vernacular intended to accommodate modern farming use and machinery, and the track necessary for access to the building from the highway.

5.3 Local Planning Policy checks confirm that the proposed site does not -

- Contain any Tree Preservations Orders
- Does not contain a Public Right of Way - the closest are detailed above and in the appendices.
- It does not form part of an SSSI.
- The site is not within the AONB.
  
- It is not covered by a Wildlife Site designation, Nature Reserve or Ancient Woodland. The maps in the Appendices identify the closest designated listings.
- The nearest Listed building is away from the site at Piggotts Cottage, to the northeast.
- The new building will be screened by the natural topography and existing field boundaries and woodlands lying between. See map in appendices.
- The site is not within the Conservation Area.
- Sites of archaeological importance are some distance from this site and will not be impacted by the proposal.
- The site lies outside of Flood Zones 2 & 3
- The site is not covered by a Landscape Character Area
- The nearest Biodiversity opportunity area is designated on the north-western side of the field and not on the proposed site.
- The site does lie within the Metropolitan Green Belt - see map in Appendices.

5.4 No trees or hedgerows will be detrimentally impacted as a result of this scheme as the design and layout ensures that the building is sited appropriately to protect root zones.

### 5.5 Part 6 of the GDPO

5.5.1 The proposal was originally considered in accordance with the GPDO as the building is reasonably necessary for the purposes of agriculture to support existing farming business needs and to ensure the future farming viability of the land being farmed large livestock operation. This proposal complies with all part of this policy except the site area covered and the linkage of access falling within 25 metres of a metalled classified highway. For this reason, this full application is submitted herein. See further detail below.

5.6 The land associated with the proposed building exceeds 5 hectares, and the building will serve an area of land extending to some 81 hectares.



## 5.7 Local Planning Policies

### 5.7.1 **Sevenoaks Core Strategy Adopted 2011.**

- **Policy LO8** The Countryside and the Rural Economy (see appendix)
  - **Policy SP8** Economic Development and Land for Business (see appendix)
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- i) In response to these policies, the proposed development within this rural area which lies within Green Belt designation, is for the provision of a new farm building to support and underpin existing farming business. The building will provide on floor grain storage and other general-purpose storage for the 81- hectare block of land, which does not benefit from any farm buildings at present.
  - ii) The building design is of suitable and expected character and appearance to meet the needs of the farming system and represents standard modern farm building in the countryside.
  - iii) The location is set behind a tree lined highway frontage and within a block of land that already benefits from highway access. The proposed site is the most level part of the field and also away from a high-pressure underground pipe that passes through the field to the north of the proposed site.
  - iv) The design of the building therefore reflects the use required and is in keeping with the existing agricultural buildings of the same use in the local area. This building is necessary to support storage requirements resulting from produce grown on the associated land and provides safe, and vermin proof storage.
  - v) The location of the proposed building is well screened in the wider landscape by natural topography and trees and woodlands that surround the farmland. The proposal will not harm the distinctive character of the green belt, nor the Kent Downs and High Weald Area of Outstanding Natural Beauty. The good management of farmland is essential to that character quality, and the proposed building also underpins that ethos.
  - vi) The Green Belt will be maintained as part of this proposal and the agricultural use not lost to development. The site has been chosen to ensure that the area developed is not of importance land-wise to the business and the development will sit sensitively within its surroundings and the local landscape area.
  - vii) In particular in LO8 it is stated: *“Development that supports the maintenance and diversification of the rural economy, including development for agriculture, forestry, small scale business development and rural tourism projects, and the vitality of local communities will be supported provided it is compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty conserves and enhances the value and character of the District’s woodland and the landscape character of other rural parts of the District and that it takes account of infrastructure requirements.”*

- viii) It is apparent from this policy that the LPA are sympathetic to appropriately designed buildings that support agricultural activities, and this proposal fits precisely within the policy criteria in this regard.

### **5.7.2 Countryside Character Assessment SPD**

5.7.2.1 The materials, design, and scale of the proposed building in this location and on the proposed site are of an expected form and character for serving a modern farming system in the countryside. The building is tucked against a backdrop of larger trees and set into the topography which is undulating in this location. This will provide a sensitive scheme within the green belt and the landscape character. Hedges and trees are considered in this scheme, and the building sited appropriately to ensure no harm or loss results, thereby also ensuring there is no harm or impact upon ecology, wildlife, or biodiversity either.

### **5.8 National Planning Policy Framework 2019 (NPPF)**

5.8.1 Key Paragraphs within this document considered are:

- Building a strong, competitive economy, 80-82
- Supporting a prosperous rural economy, 83-84

5.8.1.1 This proposal is for an agricultural building required to facilitate on farm storage for grain, hay, straw, and general-purpose needs. The proposal enables the farm to function more effectively and especially as there is no building associated with this large block of farmland, thereby providing adequate storage and secure facilities. The location is chosen for its relationship with the surrounding farmland block and also for the good access to the highway that exists, as well as in terms of landscape and ensuring any perceived impact in this regard is minimised, to maintain quality and character in the wider setting.

### **6.0 Conclusions**

6.1 The application for a new agricultural building will support the existing farming business and its functioning, the more effective and efficient management of the land and improve on farm security of crops and equipment.

6.2 Better returns can be achieved from securing on floor grain storage to be able to sell grain at a better price rather than straight off the combine at the price offered on the day. This improves farm income and resilience.

6.3 The proposal ensures adherence with key planning policies at local and national levels.

6.4 The implementation of the proposed development will not give rise to any harm in terms of biodiversity, ecology or wildlife given the selected location for the building and distances from natural features.

6.5 The proposal has been carefully sited to sit near to the existing highway access, and to avoid impacting the landscape, footpaths, and a high-pressure pipeline that passes through the adjacent part of the field in question.

6.6 It is established and has been previously established through prior approval application process that this building is essentially required for agricultural purposes.

6.7 The plans ensure that existing access provisions continue to be used without the need for highway alterations.

6.8 This application entirely replaces 19/03457/AGRNOT, which building scheme it has been decided cannot proceed for all the reasons given above.

6.9 For these reasons, we trust the LPA will be able to support the application and grant permission in due course.

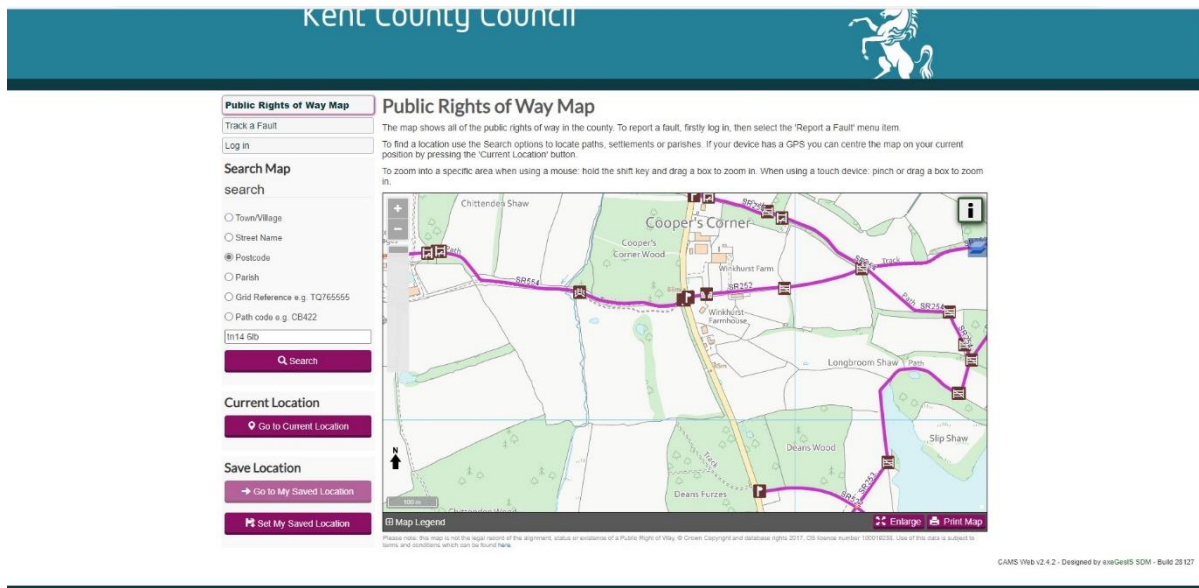
## **7.0 Caveats**

7.1 The statement is provided on behalf of Mr & Mrs G. Wilton and is produced for the specific purpose of providing a Design, Access & Planning Statement in connection with a full planning application.

7.2 No responsibility whatsoever is accepted to any person other than the Applicants. The details are for planning consideration purposes.


## 8.0 Appendices

### Public Right of Way map



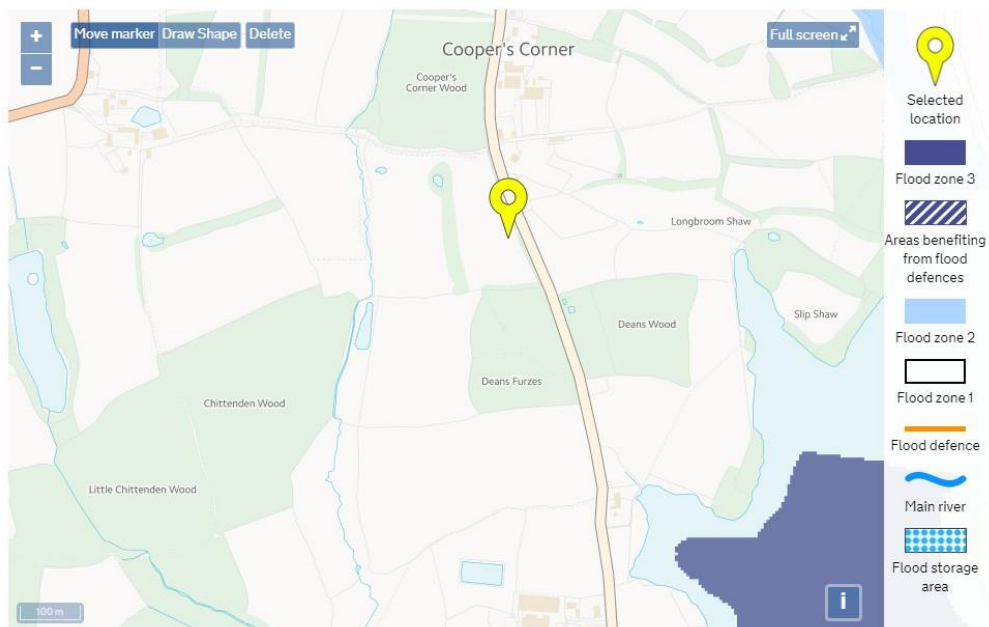
### Flood Risk map

## Likelihood of flooding in this area

You can move the marker  on the map to identify a specific location. Alternatively draw a shape to identify an approximate site boundary.

[How to draw a shape](#)

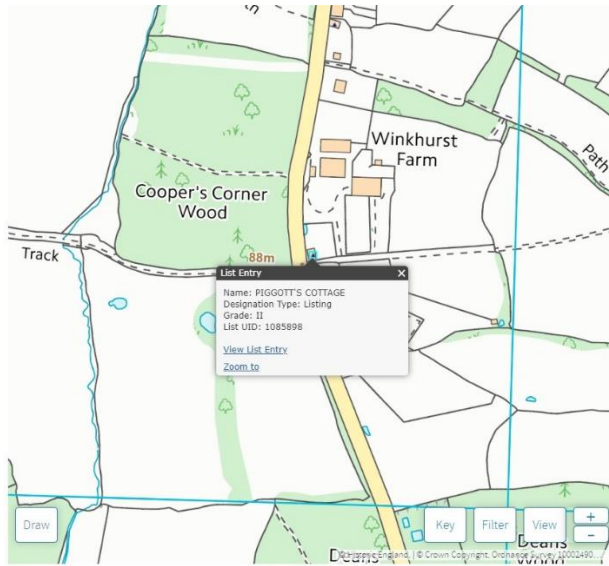
[Download printable map \(PDF\)](#)



Show flood zones

[View flood zone summary map and more guidance](#)

Listed building map.



If you need a fully accessible alternative to this map search we recommend you use the [Advanced Search](#).

Planning map



Planning map legend

**Local Plan Policies Map Legend**

- Inserts
- District Boundary
- Metropolitan Green Belt
- Area of Outstanding Natural Beauty
- Town and Local Centres (TLC 1-4)
- Town Centre Areas of Change
- Conservation Areas
- Listed Buildings
- Scheduled Ancient Monuments
- Sites of Special Scientific Interest
- Local Wildlife Sites
- Ancient Woodland
- Registered Parks And Gardens
- Kent Compendium of Historic Parks and Gardens
- Local Nature Reserves
- Swanley Footpath Cycling Link

## Planning policy

Policy LO8 The Countryside and the Rural Economy states:

*“The extent of the Green Belt will be maintained. The countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be conserved and enhanced.*

*Particular regard will be given to the condition and sensitivity of the landscape character and securing the recommended landscape actions in the proposed SPD to ensure that all development conserves and enhances local landscape character and that appropriate mitigation is provided where damage to local character cannot be avoided.*

*Development that supports the maintenance and diversification of the rural economy, including development for agriculture, forestry, small scale business development and rural tourism projects, and the vitality of local communities will be supported provided it is compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty conserves and enhances the value and character of the District’s woodland and the landscape character of other rural parts of the District and that it takes account of infrastructure requirements”*

Policy SP 8 Economic Development and Land for Business states:

*“The sustainable development of the district’s economy will be supported by:*

*a. the retention, intensification, and regeneration of existing business areas primarily at Sevenoaks, Swanley, and Edenbridge and Major Developed Sites in rural areas, subject to Green Belt policy.*

*b. through new provision for business as follows.*

*i. office development in Sevenoaks and Swanley town centres*

*ii. business development through allocation of greenfield land at Swanley outside the Green Belt*

*c. giving priority to business uses, or tourist facilities, in the conversion of buildings in the rural area.*

*d. promoting hotel development in suitable locations in Sevenoaks and Swanley.*

*e. working with partners to develop initiatives to improve skills in the workforce.*

*f. supporting the development of start-up units for small businesses in suitable locations and improvements in information and communications technology to facilitate more flexible working practices.*

*Sites used for business purposes will be retained in business use unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the Core Strategy period. Redevelopment for mixed use of business sites in urban areas may exceptionally be permitted where such development would facilitate the regeneration of the site to more effectively meet the needs of modern business, where the employment capacity of the site, represented by the commercial floorspace, is maintained and where a mixed-use development would represent a sustainable approach consistent with the general distribution of development”.*

NPPF

Paragraphs

*“80. Planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation<sup>40</sup>, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.*

*81. Planning policies should:*

*a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.*

*b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.*

*c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and*

*d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.*

*82. Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative, or high technology industries, and for storage and distribution operations at a variety of scales and in suitably accessible locations.*

*Supporting a prosperous rural economy*

*83. Planning policies and decisions should enable:*

*a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.*

*b) the development and diversification of agricultural and other land-based rural businesses.*

*c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*

*d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship.*

*84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*