



Planning, Design & Access Statement

Proposal	Proposed General Purpose Building, incorporating Stock Handling Area, Feeding Passage and Manure Store
Site	Upper Stedment Farm Rattlinghope Shropshire SY5 0SL Grid Reference - S0 38564 97612 What3Words - roadshow.hooks.sulky
Client	P & A Unwin & Son
Prepared By	McCartneys LLP Chartered Surveyors Planning Consultants & Project Managers 39 Broad Street Newtown Powys SY16 2BQ Mr G Jones BSc (Hons) MRICS
Date	December 2021

Introduction

This design and access statement is submitted in support of a full planning application for the erection of a general purpose agricultural building, which is to incorporate a stock handling area, a central feed passage and a manure store at Upper Stedment Farm

The proposed building will be of steel portal frame construction under an anthracite grey profile tin sheeting roof. All elevations will have 6' high concrete walls with timber Yorkshire boarding above.

The proposed building will measure 120" (36.57m) by 90" (27.43m), 10,800 square foot (990m²)

The building will measure 14" (4.26m) to the eaves and 27" (8.15mm) to the ridge.



6 3D

Image 1 - Proposed general purpose building.

The buildings' location is directly adjacent to the existing buildings to help improve farmyard efficiency.

Access

Access to the site is currently obtained from a 'u' classed council highway U5619/15

Public Rights of Way

There are no known public footpaths within the vicinity of the site which will be affected by the development.



Flooding

The Environment Agency's Advice flood map indicated that the site is within flood zone 1, an area with low probability of flooding.

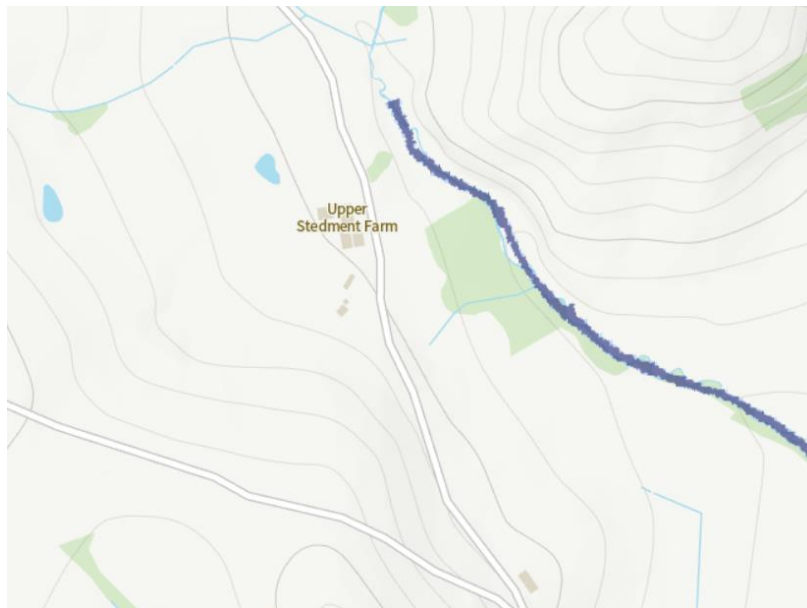


Image 2 - Environmental Agency extract, showing flood zones

Surroundings

The site is situated within a rural location of the Shropshire Hills AONB, with other similar buildings located within nearby vicinity. The proposed design is typical of rural agricultural buildings in the locality.