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## **Design and Access Statement Proposed Agricultural Development at Combe Farm, Parbrook, Glastonbury, BA6 8PB**

### **Proposal**

It is proposed to erect an agricultural building on land associated with the property known as Combe Farm, Parbrook. The proposed building (as delineated black on the attached plan) will provide storage for fodder and machinery.

### **Context Appraisal**

The proposed development will allow storage of fodder and machinery intended for the holdings, livestock in a safe and secure place.

### **Amount**

The proposed development will extend to approximately 0.022 hectares.

### **Layout**

Siting, as well as the orientation, level and landscaping has been carefully considered to ensure the impact on the surroundings is minimised. The development will not result in the loss of any hedgerows or trees and will result in extra hedging foliage planted surrounding the development area.

### **Scale**

The scale of the proposed agricultural development is sufficient for storing fodder and machinery intended for the farm's livestock.

### **Appearance**

The proposed structure will measure 18.29 m x 12.19 m. Steel portal frame (grey). North and East elevations will be concrete panel (grey) to 2 m with box profile clad (green) above. South and West elevation will be concrete panel (grey) to 2 m with vertical timber castle boarding cladding above. South elevation will include metal door for vehicular access with pedestrian door to side. The floor will comprise of concrete over compacted hardcore (grey).

The height of the proposed building will be: Eaves – 3.66 m; Ridge – 5.5 m.

### **Landscaping**

The proposed development has been located to make the best use of existing landscape features, such as hedgerows, treelines, and also constructed from materials which will blend in with the existing buildings around the site.

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### **Access**

Vehicular access is provided by means of an existing gateway to the field with clear visibility splay onto adjoining council maintained public highway. No new access is proposed or required.

### **Surface Water Drainage Assessment**

The site is located in Flood Zone 1 and is not shown to be at risk of surface water flooding on the Environment Agency's Long Term Flood Risk Map.

The proposal will increase the impermeable areas of the site by 223m<sup>2</sup>. This will result in an increase in surface water runoff from the site. Soils mapping indicates that soils on the site are slightly acid loamy and clayey soils with slightly impeded drainage. Infiltration testing has shown that an infiltration soak away is not a viable solution on the site, through the specific percolation test results trialled. It is therefore proposed to attenuate surface water flows and discharge to an adjacent ditch on the site, restricting flows to greenfield runoff rates of 1litre/second. Lower rates are not viable due to likely risk of blockage of the flow control device from debris.

Calculations for the rainfall are attached and proposed attenuation tank adjacent to building also.

223m<sup>2</sup> area of rainfall with 100 year increase + 40% climate change storm will require 7.1m<sup>3</sup> of attenuation storage released at 1l/s. This will be constructed of attenuation crates underground sealed to form a tank format with flow control outlet into ditch.

### **Foul Drainage Assessment**

Not applicable or required.

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