

[REDACTED]

Design and Detailing of Industrial and Farm Buildings
35 Caswell Crescent, Leominster, Herefordshire, HR6 8BE

[REDACTED]

20/05/2022

Planning Statement

Prepared by [REDACTED]

Replacement general purpose agricultural building
Wick Court Arlingham

Wick Court is the home of the charity Farms for City Children with the aim of giving children from inner cities a chance to experience the alternative rural life style of a typical stock farm.

The proposal is to construct an agricultural building for general purpose use primarily for stock housing with the capacity to store hay straw and machinery as needed, detailed on drawing 8220/1, replacing a life expired barn used for the same purpose. The site is within Flood Zone 1 with no history of flooding.

The existing steel framed corrugated roofed building constructed approximately 70 years ago, extended with leanto structures to the North and East, has reached the state where economical repair is unviable (see photo 2) the intention is to replace it with a new building of approximately the same size but lower in profile to serve the same purpose as the existing building. The building is to be similar in construction both in material and colours to other buildings within the farmstead and typical of agricultural buildings within the area.

With the buildings being grouped together there will be no detrimental landscape issues the general overview not being compromised.

Listed buildings, Wick Court is listed Grade II*, with the barn and adjoining animal shelter to the North as a separate listing grade II. The proposed building is situated approximately 80 metres to the South of Wick Court with several buildings between, the proposal will neither compromise the setting nor visual aspect. The proposal replacing a barn which is not visually appealing with a modern purpose built agricultural unit, whilst within 30 metres of the arched stone built barn will improve the visual aspect, the proposal is situated to the North and not in a direct eye line (photo 1) which we believe can only be of benefit both from a visual aspect, practical usage and health and safety issues.

Examination of the existing building show no available habitat or roosting opportunities for bats or birds, the intention is to provide bat and bird boxes incorporated into the proposed new structure.

As a agricultural building there will be no environmental issues relating to lighting, heating or water use, the intention is to provide a 5000li water tank to store water replacing that used as none potable water within the holding the overflow being routed to a soakaway. Access to the site will remain as is with no alteration, traffic within the site, restricted to that generally associated with agricultural holdings.

The site is level with no restricted access children and disabled persons will have free access under strict supervision.

C.I.L The proposed building is a direct replacement for an existing building which is unfit for use, as a stock and general purpose agricultural building into which people only access occasionally for maintenance examination of stock and cleaning out. As such we believe that C.I.L fees do not apply.

Photographs



