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Design and Access Statement

for a

Full Planning Application for the;

“Erection of Yard Cover Building”

at

Pennard Farm, West Pennard, Glastonbury, Somerset, BA6 8NN

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1.0 Introduction

- 1.1 This design and access statement is submitted in support of a full application for the:
“Erection of a Yard Cover Building” at Pennard Farm, West Pennard, Glastonbury, Somerset, BA6 8NN.

2.0 Assessment

- 2.1 The site is located along Cottles Lane, off of Street Road (A361), within the Mendip District Council LPA area. The site is adjacent to the ‘secondary village’ of West Pennard and is 4km east of Glastonbury. The site has no designation under article 2(3) or article 2(4) but is within the Coxbridge Brook Nitrate Vulnerable Zone (NVZ) and the Brue and Axe Surface Water Operational Catchment Area (Phosphates).
- 2.2 Pennard Farm, CPH number: 36/340/0012, is owned by Pennard Farms Ltd. and comprises 530 acres overall, with 280 acres at the application site and a further 250 rented in the local area. The holding currently has 260 cows and 120 young stock, at Pennard Farm.

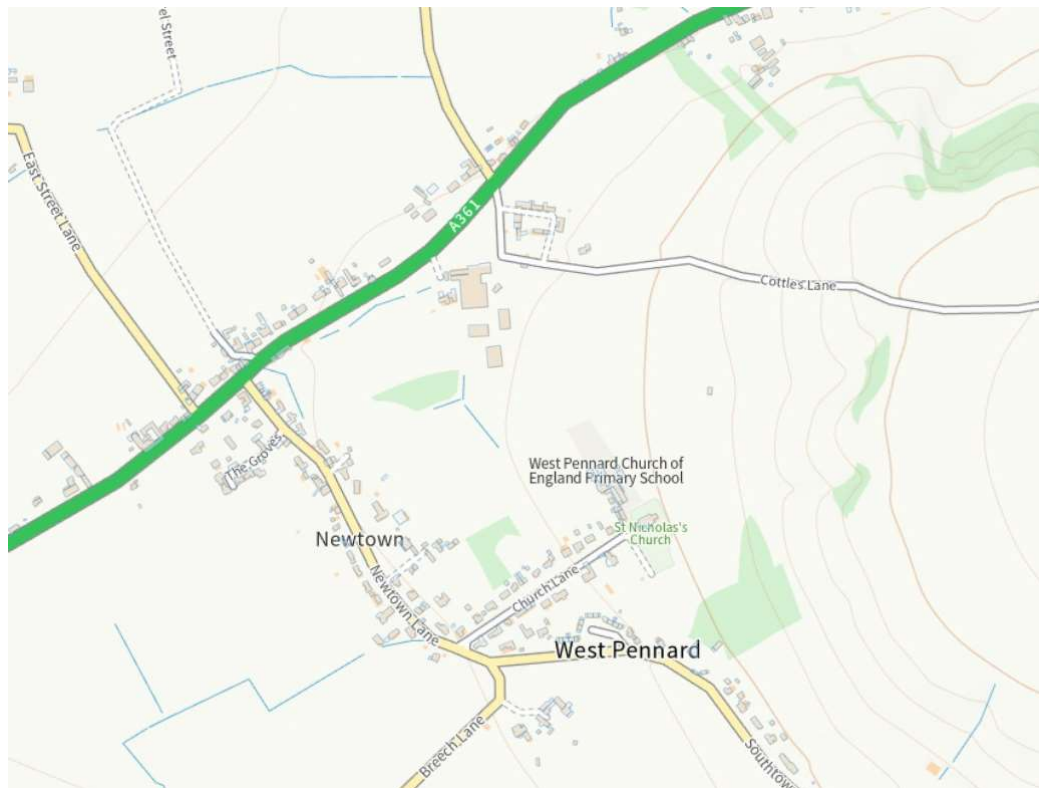


Figure 1: Location Map (LandApp 2022)

Grade II listed Pennard Farmhouse, reference: 1058760, is located approximately 30m from the proposed development site, which is partially screened from view by existing

agricultural buildings. The proposed development will have no impact on Pennard Farmhouse or its setting.

3.0 Planning History

2018/1882/FUL | Construction of slurry tank | Approved 27/09/2018

2014/1788/FUL | Erection of a new agricultural storage building | Approved 31/12/2014

2012/0127 | Construction of dirty water storage lagoons | Approved 30/04/2012

109061/004AG | New Building for Straw | Pennard Farm West Pennard | Status Unknown 26/06/1997

109061/003 | Construction of Cubicle/Feed Building, Workshop, Silage Effluent Tank, Access Track and Silage Silo | Approved 08/02/1994

109061/002 | Demolition of Outbuilding to Allow Construction of New Agricultural Building | Approved 15/09/1993

109061/000 | Conversion of Barn to Dwelling | Approved 11/12/1990

109061/001 | Conversion of Barn to Dwelling | Approved 11/12/1990

4.0 Planning Considerations

4.1 Mendip District Local Plan 2006 – 2029 Part 1 (Strategy and Policies), Adopted 2014

Core Policy 3: Supporting Business Development and Growth

- The proposal is part of Pennard Farms Ltd.'s ongoing plans to sustain and grow the existing agricultural business in an environmentally responsible way and warrants support. On this basis, it is considered that the proposal meets with CP3.

Core Policy 4: Sustaining Rural Communities

- The proposals presented within this application are appropriate to the needs relating to the expansion and improvement of the existing agricultural business and is proportionate to the scale, location and constraints of the existing site. Therefore, the proposals are considered to comply with CP4.

DP5: Biodiversity and Ecological Networks and DP8: Environmental Protection

- The proposal seeks to reduce nitrate, phosphate and sediment pollution generated by the site by intercepting rainwater before it can become contaminated by the feed yard. Reducing surface water run-off in this way will reduce the levels of nutrient pollution affecting the protected Somerset Levels and Moors RAMSAR site and improve the environmental conditions of the application site. Therefore, the proposal, particularly when considered cumulatively alongside other applications with similar aims, will make a positive contribution to sustaining this site and the

species within it. Therefore, it is considered that the proposal complies with DP5 and DP8.

5.0 Involvement

5.1 A pre-application enquiry has not been submitted to the Council on this occasion.

6.0 Evaluation

6.1 The existing yard at Pennard Farm is concreted and enclosed on three sides by a series of typical agricultural steel portal framed buildings. The yard is currently used as a feed yard for livestock (cattle). Pennard Farm falls within a priority water target area for surface water nitrates, phosphates and sediments, being situated within Coxbridge Brook NVZ and Brue and Axe surface water operational catchment area. Therefore, it is imperative that pollution via surface water run-off is reduced from this source. Should planning permission be granted, a Countryside Stewardship application will be submitted to secure funding for the proposed development.

7.0 Design

7.1 It is considered the design has sought to meet with the core planning principles of the National Planning Policy Framework (NPPF) and the 4th planning principle (NPPF, Adopted March 2012, pg. 5) which states development should:

“Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of the land and buildings”

7.2 The building will consist of two spans, both with pitched roofs, and is proposed to be partially open sided on all four elevations with spaced boarding at high level on the west and south elevations, and low-level concrete panels up to 2m on the enclosed sections of the elevations. The roof is specified as Natural Grey coloured corrugated fibre cement sheeting incorporating 10% GRP roof lights. PVC drainpipes are proposed to manage the dispersal of rainwater to a clean ditch.

7.3 Please see drawing reference numbers: 403_02 Existing Site Plan, 403_03 Existing Floor Plan, 403_04 Existing Elevations 1, 403_05 Existing Elevations 2, 403_06 Proposed Site Plan, 403_07 Proposed Floor Plan, 403_08 Proposed Elevations 1, 403_09 Proposed Elevations 2, 403_10 Proposed Section and 403_11 Proposed Roof Plan for further details.

8.0 Siting and Use

8.1 The proposed cover yard building will span between the existing buildings and cover the northern section of the currently exposed feed yard.

- 8.2 Please see drawing reference numbers: 403_02 Existing Site Plan, 403_03 Existing Floor Plan, 403_06 Proposed Site Plan and 403_07 Proposed Floor Plan for further details.

9.0 Layout

- 9.1 The proposed yard cover building will over-sail the northern part of the yard which is bounded by an existing dual pitched agricultural building. The yard is used and will be used for feeding and general loafing of the cows.
- 9.2 Please see drawing reference numbers: 403_02 Existing Site Plan, 403_03 Existing Floor Plan, 403_06 Proposed Site Plan and 403_07 Proposed Floor Plan for further details.

10.0 Amount and Scale

- 10.1 The proposed yard cover building has a gross external floor area of 768.8 sqm. The ridge height of the first span is 5.30m above ground level to the east and 5.97m above ground level to the west, due to a level change across the site. The ridge height of the second higher span is 5.89m above ground level to the east and 6.44m above ground level to the west due to a level change across the site. Heights in reference to the survey datum can be viewed on drawing references: 403_08 Proposed Elevations 1 and 403_09 Proposed Elevations 2.

11.0 Landscaping

- 11.1 N/A

12.0 Access

- 12.1 The proposed development will be accessed via the existing access from Cottles Lane and no alterations are proposed.

13.0 Conclusion

- 13.1 This full planning application is submitted for the;
“Erection of Yard Cover Building” at Pennard Farm, West Pennard, Glastonbury, Somerset, BA6 8NN.
- 13.2 It is considered that the proposal meets with national and local policy and should be recommended for approval.