

VICKERS & BARRASS CHARTERED SURVEYORS

Design & Access Statement Incorporating the Planning Supporting Statement

Erection of 1 No. Agricultural Building apart Harelaw, Wolsingham, Bishop Auckland, Co. Durham, DL13 3DT.

October 2021

1. INTRODUCTION

This statement is submitted by Charlotte Newton BSc (Hons) MRICS FAAV on behalf of I Spedding ("the Applicant") in the support of an application for No.1 agricultural building at the Harelaw, Wolsingham, Bishop Auckland, Co. Durham, DL13 3DT.

The purpose of this statement is to detail the application process while reviewing the most relevant planning policy frameworks and to draw the conclusions as to the Site's suitability for the proposed development. The application is accompanied by various supporting documents to assist the Local Planning Authority's determination.

This submission is brought forward in line with the Department for Communities and Local Government's Document Guidance on Information Requirement and Validation (March 2010) and the National Planning Policy Framework (March 2012).

2. THE SITE AND SURROUNDING AREA

2.1 Site Details

The site is located on the agricultural holding Harelaw, Wolsingham, Bishop Auckland, Co. Durham, DL13 3DT. Wolsingham is a small market town situated in an area known as Weardale. The proposed site extends approximately to 167.26m² of existing farmyard. The proposal of erecting an agricultural building as shown on the location plan and site to be used for the housing of hay/straw and machinery.

Pedestrian and vehicle access

Pedestrian and vehicle access will be taken from the already established access track from the Highway (A689).

2.2 Waste

There will be no waste produced from this proposal that will be needed to be removed from the site, the building is not to be used for livestock.

2.3 Construction Materials

The proposed building uses materials that match to existing buildings in the area. The materials used for constructed reclaimed stone construction to floor level followed by dark recessive colour troughed steel panels. The roof is to be clad with profile steel sheets with 10% covering of sky light. Guttering and rainwater pipe sympathetic to building colour all UPVC.

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2.4 Foul Sewage and Surface Water

There will be no foul sewage produced through this proposal. Surface water will be dealt with by a soak away.

2.5 Flood Risk

There is no flood risk in this area and confirmation of this has taken place through the Environment Agency Flood Risk Map.

2.6 Biodiversity and Geological Conservation

The construction of the agricultural development will have no impact on the local biodiversity and will not affect any geological conservation sites and will be carried out using materials which are sympathetic to the surrounding landscape.

2.7 Existing Use

The current use of the site is agricultural farmyard with the proposal set to compliment the rural characteristics of the site.

2.8 Trees and Hedges

There are trees against the A689 on the other side of the wall. These trees are assumed to be the responsibility of Durham County Council Highway Department.

2.9 Landscaping

The applicant is open to consider any required landscaping.

3. RELEVANT PLANNING POLICY

3.1 Both the National Planning Policy Framework (NPPF) and the Planning and Compulsory Purchase Act 2004 require all planning applications to be determined in accordance with the Development Plan unless there are material considerations which indicate otherwise.

3.2 Currently there is no Development Plan in place for the Site, as this is still being created by Durham Local Plan. Therefore, the relevant planning policy for the proposal is:

3.2.1 National Planning Policy Framework (NPPF) 2012

- Section 1- Building a strong competitive economy
- Section 4- Promoting sustainable transport
- Section 7- Requiring good design

3.3 Site History

There are currently no relevant planning decisions for this site available on the Durham Planning System.

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4. THE PROPOSAL Erection of 1 No. Agricultural Building

The proposal is for the erection of 1 no. Agricultural building on an existing farm yard.

This statement is supported by a location plan, site plan and drawings which illustrate the development for which planning permission is being sought from the Local Planning Authority.

Use and Amount

The proposed development is required in conjunction with the business I Spedding, the established tenant at the Site.

It has been identified by the Applicant that a new agricultural building is required to house machinery, hay/ straw. The proposed building would be located immediately to the eastern side of the existing Site.

By providing a new building, this will assist in increasing the welfare of the livestock by retaining the quality of the feed produce and bedding. This will also increase security as machinery could then be stored away safely as machinery is becoming too costly to store outside where it can become damaged or stolen.

Scale Parameters

The building extends approximately to 167.17m² with the following dimensions:

Length	18.29m
Width	9.14m
Eave Height	3.65m
Ridge Height	4.87m

The scale of the building reflects the existing structures surrounding the site within the locality.

Appearance

The proposed building uses materials that match to existing buildings in the area. The materials used for troughed profile steel sheeting coloured grey. The roof is to be a dual pitched roof clad with profile steel sheeting with 10% covering of UPVC Translucent. Guttering and rainwater pipe sympathetic to building colour all UPVC.

The appearance of the building is reflected in the keeping of the existing structures on Site and surrounding structures within the locality and will not be unduly prominent.

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Layout

The Applicant has carried an appraisal of the most suitable position for the building on the site and has established that the chosen position shown on the Location Plan is the most suitable.

The building will be located on the existing farmyard.

The containment of the building to the east of the Applicant's Site will ensure that the land can continue to be used in an efficient manner and enable the business to run more efficiently.

Landscape Appraisal

The landscape is not sensitive and is capable of absorbing change through the construction of a portal frame building.

Buildings of this design and size are typical in this locality, given they are most suitable for agricultural purposes.

Highways and Access

The access to the site by the existing private farm track, this was situated by Durham County Council when a council farm.

Ecology

The location of the new building is on the already established agricultural farmyard, there would be no significant impact on local ecology or biodiversity due to the current agricultural use.

Potential Flood Risk

According to the Environment Agency's Flood Risk Map, the Site is located within Flood Zone 1 and has low probability of flooding by surface water or river/ sea. Consequently, there is no requirement to submit a Flood Risk Assessment.

5.0 COMPLIANCE WITH PLANNING POLICY

Section 36(8) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications be to be determined in accordance with the Development Plan, unless there are material considerations, which indicate otherwise.

National Planning Policy Framework (NPPF)

Para.14 NPPF: development proposals that accord with the development plan should be approved without delay.

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Para 17 NPPF: encourage the effective use of land by reusing land that has been previously developed (brown field land).

Para 18 NPPF: The government is committed to secure economic growth in order to create jobs and prosperity.

6.0 CONCLUSION

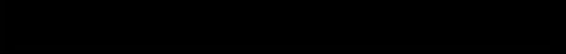
The planning application seeks full planning permission for the erection of 1 no. agricultural building on Harelaw, Wolsingham, Bishop Auckland, Co. Durham, DL13 3DT.

This proposal complies with the relevant National and Local Planning Policies, and we would respectfully ask the LPA to approve the planning application.

In the event the LPA do not concur with this view, the Applicant looks forward to positively engaging with the Authority to secure a solution, as is advocated by the NPPF.

In this regard, the Applicant considers the submission of this application as the start of positive dialogue with the LPA and looks forward to any potential issues being communicated at the earliest possible opportunity.

The site has no scheduled monuments, historic features or SSSI's. The site is located within a Area of Outstanding Natural Beauty, the development has taken this into account affected by the proposed development.

Signed..... 

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DATED 14th September 2021