

DESIGN, ACCESS & PLANNING STATEMENT

Extension to Agricultural Building at Hill
Farm, Barton Bendish, PE33 9DN

ON BEHALF OF
ALBANWISE FARMING LTD

July 2022

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1 Introduction

- 1.1 Wilson Wright has been instructed by Albanwise Farming Ltd to submit a planning application for an extension to an existing agricultural building including additional site improvements at Hill Farm, Barton Bendish.
- 1.2 This statement sets out the detail of the proposed development, establishes the relevant planning policy framework against which the application is to be determined and assesses the acceptability of the proposals in the context of that framework and other material considerations.
- 1.3 The combined Design, Access and Planning Statement's purpose is to describe the proposal and set out the case for planning permission. This document achieves this in the following ways:
 - Summarises the site details and surrounding context (section 2).
 - Identifies the nature of the permission sought (section 2).
 - Sets out the planning policy context for the proposals, explaining how the proposals comply with planning policies (section 3).
 - Draws together the key components of the planning application and conclusions (section 4).
- 1.4 The application submission is supported by a Site Location Plan, Block Plan, Floorplans and Elevations and a Photographic Appraisal at Appendix 1. An extract of Proposed Block Plan is included below at Figure 1.

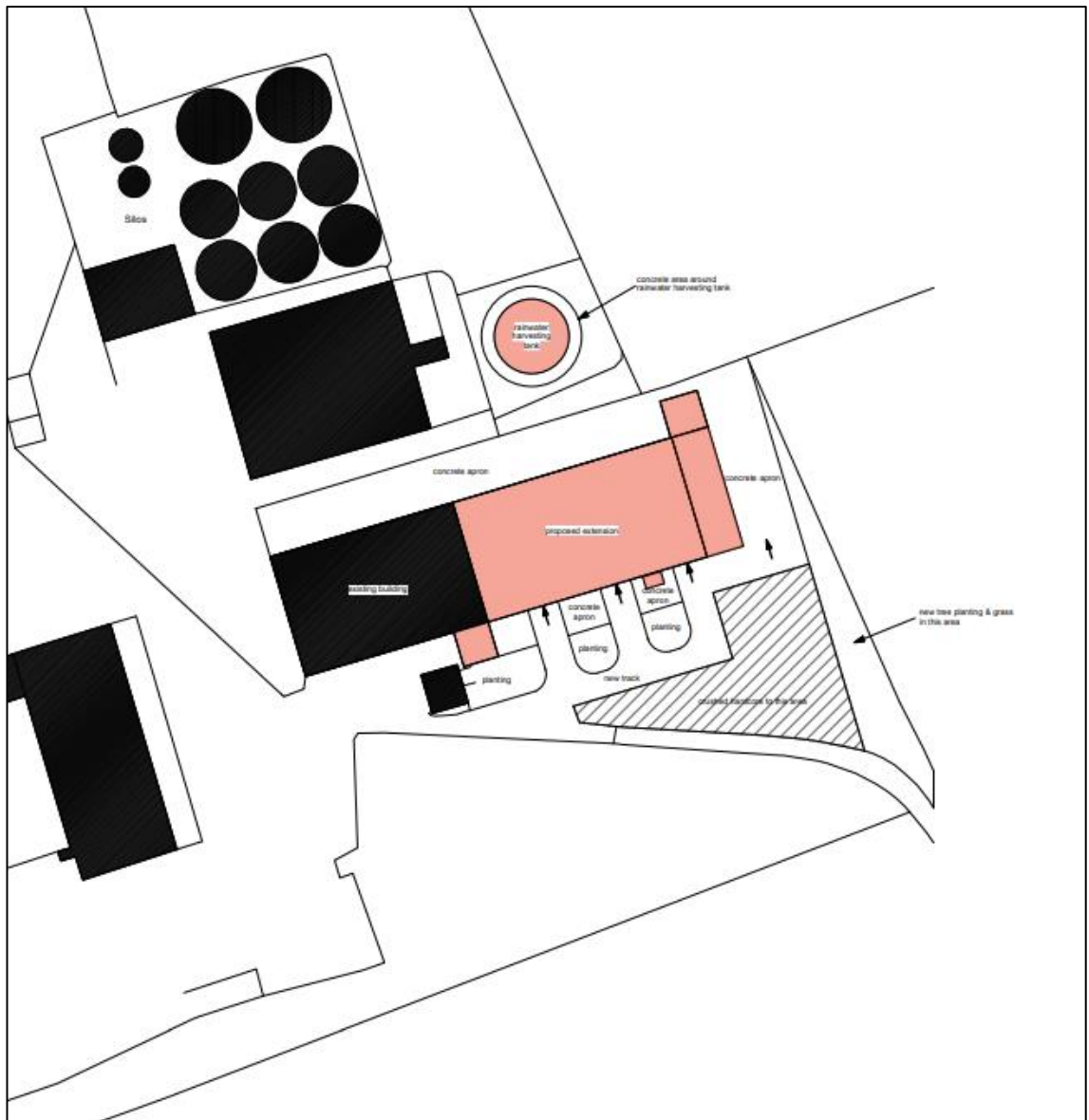


Figure 1: Proposed Block Plan

2 Site Assessment and Proposed Development

The Site and Surrounding Area

- 2.1 The Site is a large farmyard located to the south of the village of Barton Bendish which is 8 miles to the east of Downham Market and 13 miles to the south east of King's Lynn, within the administrative boundary of the Borough Council of King's Lynn and West Norfolk. RAF Marham is located 2 miles to the north of Hill Farm.
- 2.2 Hill Farm comprises a number of agricultural buildings and silos around a large area of hardstanding. Albanwise Farming Ltd farm around 12,000 ha of land and have a programme of improvements to take forward at Hill Farm to improve employee welfare conditions, sustainability and efficiencies. This proposal represents the first stage of this programme of improvements. As a business they are aiming to be net zero by 2030.
- 2.3 The site for the building extension is situated within a vacant part of the farmyard and therefore the proposal will not result in the loss of any agricultural land. The surrounding area is open countryside in agricultural use with a number of residential properties to the west. The closest of these are in the farms ownership and are either privately rented or occupied by employees.
- 2.4 Hill Farm can be accessed via Boughton Long Road to the west of the farmyard and via Beechamwell Road to the north. Both accesses benefit from good visibility splays.
- 2.5 The site is unaffected by any environmental or physical constraints according to the DEFRA sponsored Magic Mapping web facility. The Environment Agency's online mapping system also confirms the site is not at risk from flooding, being located in the lowest risk category.

Proposed Development

- 2.6 The extension to the agricultural building will measure 840 sqm and be 1m higher to the eaves than the existing building. The farming business is aiming to be net zero by 2030 and several of the features of the extension are designed with this target in mind. A rainwater harvesting tank is also proposed and an extended

concrete apron around the tank and extension, including vehicle access tracks into the building. The proposals include landscaping features such as grassed areas and tree planting in order to improve the appearance of the site and provide screening.

- 2.7 The extension will create a workshop, chemical store and wash down area. It will also allow the current solar array to extend across the new roof. A mezzanine will be included which will provide a storage area in the service bay. A staff welfare area will be created in the lean-to section of the extension which will provide toilet and shower facilities, a locker room and mess area.

Design

- 2.8 The new extension has been positioned to reflect the orientation of the existing agricultural building which will also act to screen the new extension from views from the west and beyond. The site is screened from the surrounding countryside to the south, east and north east by virtue of an area of mature vegetation. It is also screened to the north by the existing large agricultural building. Additional planting is proposed and overall, the impact on the wider landscape will therefore be negligible.
- 2.9 The design of the new building is characteristic of a typical modern agricultural building with a larger roller shutter doors to allow easy access to modern farm machinery and vehicles. The existing building measures 5m to the eaves and the new extension will need to be 6m to the eaves to provide adequate height for these vehicles to enter and exit under the eaves. The roofline is therefore stepped to accommodate this. The colour of the external cladding has been selected to match the replacement composite cladding on the existing building. See Drawing No. 6384/1 for proposed elevations and floorplans, an extract of which is included below at Figure 2.

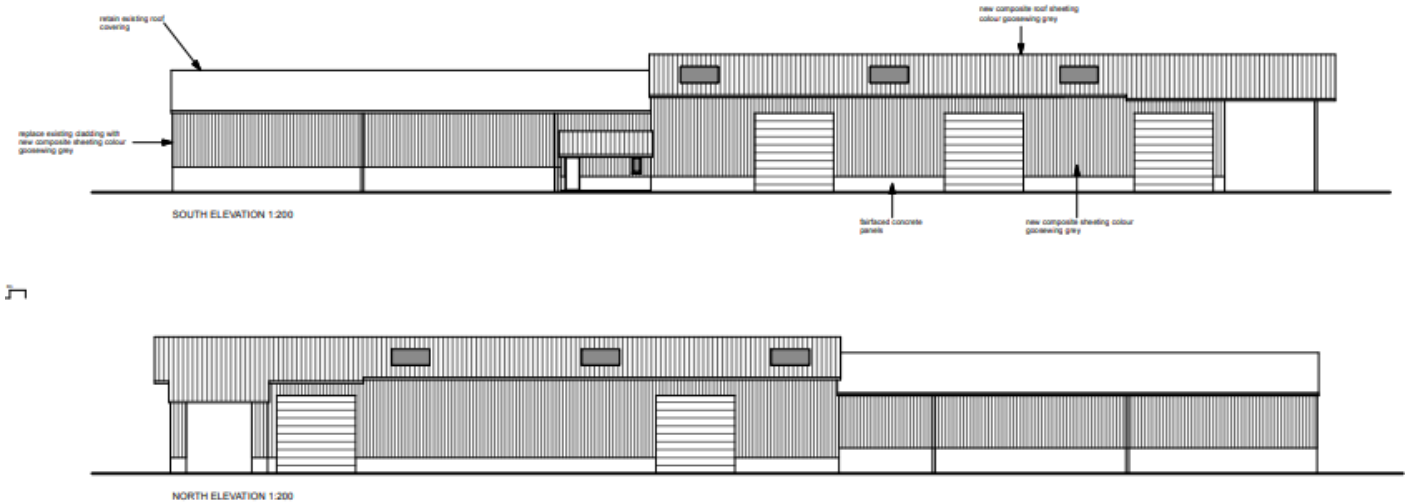


Figure 2: Proposed Elevations

Access

2.10 The new extension will be accessed through the farmyard via either Boughton Long Road to the north or Beechamwell Road to the north of the farmyard. Both accesses benefit from good visibility splays. An existing concrete apron will be extended to around the building and tank which will facilitate vehicle manoeuvring.

2.11 Importantly, the proposals will not lead to an increase in vehicular traffic to Hill Farm. Instead, the proposals represent an improvement in the ability to store material and service and maintain the current machinery.

Planning History

2.12 There are several planning applications associated with Hill Farm according to the Council's online application search facility. These are as follows:

- Erection of 2no. grain storage silos
Ref. No: 08/02074/F | Status: Application Permitted
- Lawful Development Certificate: New culverts and hardstanding to facilitate woodland management operations at Hill Farm (REVISED DESCRIPTION)
Ref. No: 12/01007/LDP | Status: LAW

- Agricultural Prior Notification: surface existing network of unmade forestry tracks to facilitate woodland management 12 months of the year
Ref. No: 12/01742/AG | Status: Consent not required
- Hedgerows to be removed to incorporate two small field parcels unable to be efficiently managed with modern agricultural machinery into two existing larger field parcels
Ref. No: 21/00052/HEDGE | Status: HEDAPP
- Non-Material Amendment for Planning Permission 19/01572/F: New dwelling for essential rural worker (gamekeeper)
Ref. No: 19/01572/NMA_2 | Status: Application Permitted
- Construction of grain storage building.
Ref. No: 2/93/1270/F | Status: Application Permitted
- Change of use from office & accommodation to single dwelling
Ref. No: 2/03/2323/CU | Status: Application Permitted

3 Planning Context and Assessment

- 3.1 Permitted development rights relating to the erection of agricultural buildings are contained within Schedule 2, Part 6 of the Town & Country Planning (General Permitted Development) Order 2015 As Amended. Within Part 6, rights for erecting, extending, or altering a building are available to agricultural units of at least 5 hectares under Class A. These Rights apply for new buildings and works which are reasonably necessary for the purposes of agriculture within that unit. However, these Permitted Development rights do not apply as the proposed building is located within 3km of an aerodrome and the height exceeds 3m. As a result, the proposal requires full planning permission.
- 3.2 Planning policies are next assessed in this section in order to justify that the principle of the proposal is supported by relevant local and national policies.

National Planning Policies

- 3.3 The Revised National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 3.4 The NPPF emphasises the principle established in Section 38(6) to the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, that all applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration and, the weight given to the NPPF is dependent on several factors, including the status of the Local Plan, and the degree of conformity of the policies within the plan with the NPPF. In seeking to achieve sustainable development the NPPF stresses it does not change the status of the Development Plan as the starting point for decision making (Paras. 12 and 47).
- 3.5 The NPPF states that in making decisions on planning applications, Local Planning Authorities should apply a presumption in favour of sustainable development and approve development proposals that accord with an up-to-date development plan without delay.

- 3.6 Paragraph 84 confirms the desire to support a prosperous rural economy and reinforces that planning policies and decisions should enable “The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.”
- 3.7 Paragraph 85 expands on this, stating “Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.”
- 3.8 Supporting the proposals put forward in this statement will assist the Council in meeting these national policy objectives by supporting a prosperous rural economy and enabling the sustainable growth of a rural business.

Local Development Plan

- 3.9 The current adopted Development Plan for the Borough Council of King’s Lynn and West Norfolk area consists of the 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies Plan. Decisions about planning applications must be made in line with the development plan unless there are clear material considerations to dictate why this should not be the case.
- 3.10 In accordance with Section 38(6) of the Planning Act, consideration is given below to the adopted Development Plan for the District. Key policies within the adopted Development Plan of relevance to proposals requiring the submission of planning applications are as follows:

Policy DM 1 – Presumption in favour of sustainable development

- 3.11 When considering development proposals Policy DM1 states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. This policy also confirms that where planning applications accord with the policies in the Local Plan, they will be approved without delay, unless material considerations indicate otherwise.
- 3.12 Of more relevance to these proposals is that Policy DM1 also confirms that where there are no policies relevant to the application, the Council will grant permission

unless material considerations indicate otherwise. In such circumstances the Council will take the following considerations into account:

1. Whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
2. Whether specific policies in that Framework indicate that development should be restricted.

3.13 There are no other relevant policies in the 2011 Core Strategy or the 2016 Site Allocations and Development Management Policies Plan which directly address proposals for extensions to agricultural buildings in the countryside.

Policy DM 15 – Environment, Design and Amenity

3.14 Policy DM15 requires development to protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will therefore be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development. This policy sets out the following list of factors which new development will be assessed against:

- Heritage impact;
- Overlooking, overbearing, overshadowing;
- Noise;
- Odour;
- Air quality;
- Light pollution;
- Contamination;
- Water quality; and,
- Visual impact.

3.15 Whilst not specifically relevant to agricultural development in rural areas, the extension to the existing agricultural building has been located and designed to respond sensitively and sympathetically to the local setting in terms of its scale, height, massing, materials and layout. It can be demonstrated that the proposals will not cause an adverse impact when assessed against the factors listed in this policy.

3.16 It has been demonstrated that the proposals accord with the policy objectives in the NPPF and Policy DM15, and therefore, the application should be granted permission in line with policy DM1.

4 Summary and Conclusion

- 4.1 This Design, Access and Planning Statement accompanies a planning application for construction of an extension to an existing agricultural building within the farmyard of Hill Farm. A new rainwater harvesting tank, extended concrete apron and other additional site improvements are also included as part of this planning application. The following conclusions can be drawn in support of the proposals:
- a) The necessary criteria can largely be met under Schedule 2, Part 6 of the Town & Country Planning (General Permitted Development) Order 2015, for erecting a new agricultural building, although a planning application is required due to the proximity to the nearby airfield.
 - b) The proposals are also widely supported by national planning policies contained in the revised NPPF which seeks to support a prosperous rural economy. More specifically national policy states that local level planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas including through the construction of new buildings.
 - c) The site benefits from a suitable means of access and the proposal will have a measurable beneficial impact on the local road network by reducing the number of lorry movements.
 - d) The proposal responds to a genuine agricultural need within the holding for a fit for purpose, updated agricultural building which will improve the secure storage of chemicals, facilitate the servicing and maintenance of modern agricultural machinery and improve employee welfare facilities.
 - e) This proposal represents the first stage of a programme of improvements, designed to assist the business in meeting their aspiration of being net zero by 2030.
- 4.2 This statement has demonstrated the proposed development is in full accordance with national planning policies as well as the adopted Development Plan. The application should therefore be approved without delay as there are no material considerations to indicate otherwise.

APPENDIX 1

Photographic Appraisal



Photograph 1: View looking east towards western elevation of agricultural building to be extended.



Photograph 2: View looking north across farmyard towards Hill Farm House.



Photograph 3: View looking north across farmyard towards Beechamwell Road access.



Photograph 4: View looking west towards Boughton Long Road access.



Photograph 5: View looking west towards site for new extension. Current chemical storage facility visible to the left of the tank.



Photograph 6: View looking east across site of new extension.



Photograph 7: View looking south from site of new extension.



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