



DESIGN AND ACCESS STATEMENT

Application:	Extension to Agricultural Store
Property:	Land at Cutts Heath, Buckover, Wotton under Edge, Glos. GL12 8PY
Client:	Mr S Daniels
Date:	March 2023
Agent:	Beatrice Foale BSc (Hons) MRICS FAAV

Prepared by:

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CONTENTS

1.	INTRODUCTION	3
2.	LOCATION AND SITE INFORMATION	3
3.	BACKGROUND	3
4.	PROPOSAL.....	3
5.	SCALE	4
6.	DESIGN.....	4
7.	ACCESS.....	4
8.	LANDSCAPING.....	4
9.	ECOLOGY.....	4
10.	FLOOD RISK.....	4
12.	LEGISLATION	4
13.	CONCLUSION	6

1. INTRODUCTION

Symonds and Sampson LLP have been instructed by Mr Daniels to prepare and submit an application for the extension to the existing agricultural store at Land at Cutts Heath, Buckover, Wotton under Edge, Glos. GL12 8PY.

This document provides:

- Policy Information
- Information surrounding the application regarding their design and need.
- Further Supporting Information

This report has been prepared by Beatrice Foale BSc (Hons) MRICS FAAV, a RICS Registered Valuer and Chartered Surveyor with Symonds and Sampson LLP.

2. LOCATION AND SITE INFORMATION

The Land at Cutts Heath is located 3 miles to the east of the town of Thornbury in South Gloucestershire.

The land is accessed via the farm drive from the public highway, Cuttsheath Road. The proposed building is to be located adjoining the existing building to the east, adjoining the farm drive and opposite the livestock building.

3. BACKGROUND

The application is for an extension to the existing agricultural storage building on land at Cutts Heath, Buckover. The application site is within field number ST6789 4947 which measures approximately 3.49 acres (1.41 hectares) and forms part of the Applicant's agricultural holding which totals approximately 46.85 acres (18.96 hectares). The land is currently laid to pasture and grazed by livestock.

The adjoining buildings have been used for housing livestock during the winter and to assist with lambing in the spring with the attached building utilised for the storage of machinery and fodder throughout the year. As the farming enterprise is expanding, additional building space is required on the holding. The proposed building will be utilised for storing machinery and fodder.

4. PROPOSAL

The proposal is to erect an extension to the existing agricultural building to provide additional storage for the farming business.

5. SCALE

The proposed extension will measure 13.71m by 9.14m, totalling 125m² (GEA). The proposed building will match the existing and measure 4.27m to the eaves and height to ridge of 4.88m.

6. DESIGN

The agricultural building will be of typical agricultural design incorporating a steel portal frame with concrete panel and corrugated sheet elevations under a fibre cement roof with sky lights.

7. ACCESS

The proposal will be accessed via the existing farm drive, from the public highway, Cuttsheath Road.

8. LANDSCAPING

The building will be built with a finish sympathetic to the surrounding landscape, similar to the existing adjoining buildings.

Due to the location within the existing buildings, it is considered that there is no further need for additional landscaping.

9. ECOLOGY

The building is adjoining the existing buildings and therefore, expected to be no threat or adverse effects to the local ecology.

10. FLOOD RISK

The site is located within an area classified as Flood Risk Zone 1 thus considered to have a low probability of flooding as identified by the Environment Agency Flood Risk Map.

12. LEGISLATION

The application is compliant with the Town and Country Planning (General Permitted Development) Order 2015 and specifically Schedule 2, Part 6 – Class A (Agricultural development on units of 5 hectares or more). Under Class A of the GDPO, Development is permitted on an agricultural unit of 5 ha or more for works for the erection, extension or alteration of a building; or any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.

Development under Class A of the GPDO will not be permitted if –

- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The parcel of land on which the development is proposed is larger than 1 ha. The total land holding extends to circa 46 acres.

- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

The applicants have not applied for development under Class Q or S of the GDPO.

- (c) it would consist of, or include, the erection, extension or alteration of a dwelling;

I confirm this development does not include the erection, extension or alteration of a dwelling.

- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposed use is an agricultural storage building.

- (e) the ground area which would be covered by - (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The proposed building will extend in total to 125m², therefore, does not exceed 1,000m².

- (f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The building location does not lie within 3km of an aerodrome.

- (g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The attached elevation drawings substantiate the structure does not exceed 12m.

- (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

I corroborate the situation of the building is not within 25m of a metalled part of a trunk road.

- (i) *it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;*

The proposal is not for the accommodation of livestock or for the storage of slurry or sewage sludge.

- (j) *it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or*

I affirm the use does not comprise fish farming.

- (k) *any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system— (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; (ii) is or would be within 400 metres of the curtilage of a protected building.*

I affirm the building will not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

13. CONCLUSION

The proposal has considered the proposed development's location, access, size and its design and is in keeping with the surroundings in terms of character, form, bulk and aesthetic. The proposal for the erection of the building is therefore considered to meet the principles set out in national and emerging local policy.

Signed:

Beatrice Foale BSc (Hons) MRICS FAAV
Rural Surveyor | RICS Registered Valuer

March 2023