

Design and Access / Supporting Statement

Highfield Farm, Gringley Road,

Walkeringham

Site address:

Applicant: Mr & Mrs Crawford

Proposal: Change of Use of former

agricultural buildings to

storage and distribution.







Contents

- 1. Introduction
- 2. Design principles and concepts
 - 2.1 Assessment
 - 2.2 Amount
 - 2.3 Operating Hours
 - 2.4 Scale & Appearance
- 3. Access
- 4. Consultation
- 5. Sustainability
- 6. Conclusion

Design and Access Statement (DAS) accompanies a planning application for the proposed change of use of a number of former agricultural buildings at Highfield Farm, Gringley Road, Walkeringham, Sheffield.

The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

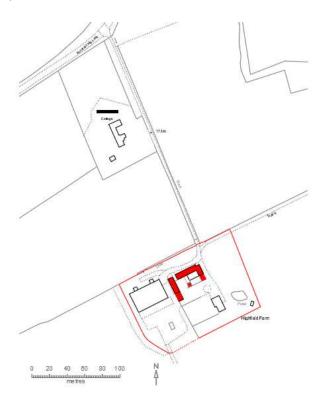
1. Introduction

- 1.1 CS Surveying and Architectural Design Ltd are instructed by Mr & Mrs Crawford to apply for a change in the use of a number of former agricultural buildings at Highfield Farm.
- 1.2 The site is currently occupied as a domestic dwelling with associated agricultural buildings.
- 1.3 This planning application seeks to allow for the change of use for some of the former agricultural buildings at the property for business storage and distribution.
- 1.4 The proposal seeks permission for;
 - Change of use from agricultural use to storage and distribution .
 - Improvements to create parking and passing place,
 - Improvements to create cycle parking;
 - Improvements to create Electric Vehicle Charging point
- 1.5 This statement has been produced to demonstrate the methods by which the proposed operation will be managed to mitigate its effect on the local environment.

Design Principles and Concepts

2.1 Assessment

The site is located at the bend in the road off Fountain Hill Lane, although the postal address is Gringley Road as shown in red below:-



The site is situated on the South West of Walkeringham Village on the B1403 within the overall site of Highfield Farm and is limited to the agricultural buildings as shown on application drawings CS05568.

2.2 Amount

The proposed change of use will consist of:

Re-use of former agricultural buildings for small business storage and distribution purposes.

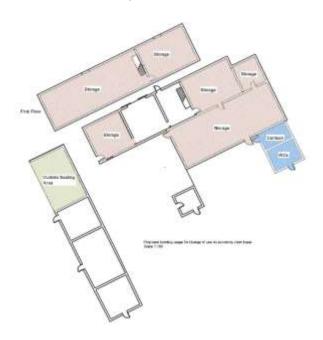
Navy Farm grow, manufacture and produce holistic beauty products and ingredients using natural resources which create oils, balms and treatments for use in the beauty industry. The company also produces high quality tools for use within the beauty industry.





The land owners propose to establish a bee colony on site and already cultivate plants and vegetables which will hopefully form part of the produce to be used in the off site manufacture of beauty products which will then be stored and distributed from Highfield Farm.

The proposed number and location of agricultural buildings to be used for storage and distribution can be seen in the plan below:-



2.3 Operating Hours

The operating hours of the site shall be:

Mon-Fri: 08:00 - 17:00 08:00 - 16:00Sat:

2.4 Scale and Appearance

- The agricultural buildings for re-use have a total site area of 620.7m2 with only 435.5m2 being used for storage and distribution as part of this application. The overall site 12,816m2
- The existing buildings will be re-used for the purposes of the application with no physical extension or alteration to the building.
- Existing hardstandings and surfaced areas will be maintained and a new hardstanding area for car parking will be excavated and will be surrounded with new native species planting as a means of compensation for loss of grass scrub area.



3 Access

Current access to the site is from Fountain Hill Lane and will be maintained as the primary access and egress to the site. The existing driveway is to be improved with the introduction of a passing place for vehicles and to have speed restriction signage added.



Traffic from the site will be limited to the applicants personal and business only. The anticipated vehicle movements are normal domestic traffic, with staff levels of 6 staff plus two owners visiting the site Monday to Friday and with single delivery and collection once a day.

The access to the site is also used by local farmers who farm approximately 169 acres of land accessed from the driveway and will continue to operate safely with no incidents of highway safety either with other vehicles, cyclists or pedestrians ever occurring or recorded at the site.

4 Consultation

Consultation has taken place with the Planning Officer for the area and consideration given to discussions and advice received from the Planner in terms of access, safety and suitability of the site and proposals.

5 Sustainability

The company has a very strong sustainability ethos, where the company has its own sustainability goals and has added more into the development with the proposed installation of electrical vehicle charging, a staff car sharing scheme which is to be operated at the site and promotion of sustainable transport methods by the installation of cycle parking as part of the proposal. The Company Sustainability policy is:-

Sustainability

Sustainability has always been a front-and-centre value here at Navy. We pursue thoughtful and clear strategies and add these to our daily operations to make sure that we meet and honour our sustainability goals and commitments. We want to make our environmental footprint as minimum as possible from the brands that we work with, the materials that we use and the products that we develop.

We want to embrace a cleaner and greener approach to beauty tools and products so we take pride in our packaging. We are plastic-free and we use only recyclable FSC Approved materials.

Our packaging will continue to improve and change based on what our customers would like to see. This way, we ensure that we're making conscious, customer-driven choices that help to define what sustainable luxury is.

All products manufactured and sold at Navy are also certified by PETA's Beauty Without Bunnies program. PETA's Beauty Without Bunnies program makes it easy to find thoughtful and caring companies that are compassionate when it comes to animals, something which we are. Our skincare products are crueltyfree and vegan.

Our goal for sustainable sourcing is to build strong, long-term relationships with suppliers which is why we source all of our products from local, independent owned-companies to contribute to local economic development. As a woman-led and inclusive, diverse business, we also consciously make the effort to use other women-led and inclusive companies in our supply chain to provide support and ensure supplier diversity.



6 Conclusion

The proposed development demonstrates the applicants desire to create a new home business and careful re-use of redundant agricultural buildings and access improvements along with land management are clearly outlined above.

The proposed development is deemed to be of an acceptable scale and appearance with the site and buildings being physically and materially unaffected by the proposals.

Consideration has gone into improving access to the site, maintaining the zero incidents record at the site and improving highway access and safety on the site while at all times ensuring that no processes or improvements are in any way detrimental to the close proximity to a Heritage Asset.

It is respectfully requested that the above along with considerations shown in the Heritage Impact Statement and Highways Statement be given due weight when determining the application at hand and that recognition of the improvements to site safety be considered and the fact that highway safety will in no way be detrimentally affected by theses proposals.