



Whirledge &Nott

Land • Property • Development

DESIGN & ACCESS STATEMENT incorporating Planning Statement

**Application for
Replacement agricultural building**

Walkers Farm
White Roding
Dunmow
Essex
CM6 1RX

16 October 2023



Site Information

Client / Applicant	Mr M Gemmill
Site	Walkers Farm White Roding Dunmow Essex CM6 1RX
Description of Development	Application for replacement agricultural building

Constraints Review

Flood Risk Zone	1
Tree Preservation Order	No
Heritage Assets	No
Noise Abatement Areas	No
Contaminated Land	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

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Signed	JA
Date	16 October 2023

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1 Introduction

- 1.1 Whirledge & Nott have been instructed to prepare and submit a full planning application for a replacement agricultural building at Walkers Farm, White Roding, Dunmow, Essex, CM6 1RX ('Site').
- 1.2 The Site is owned by Mr Malcolm Gemmill and consists of a farmhouse, offices, and farmyard for Mr Gemmill's farm business.

2 The Site

- 2.1 The Site is located on the outskirts of the village of White Roding on the northern side of the A1060. The town of Bishop Stortford is approximately 10.7 kilometres northwest with the town of Harlow approximately 13.6 kilometres southwest, using a straight-line distance. Sawbridgeworth Train Station is approximately 8.6 kilometres west of the Site.

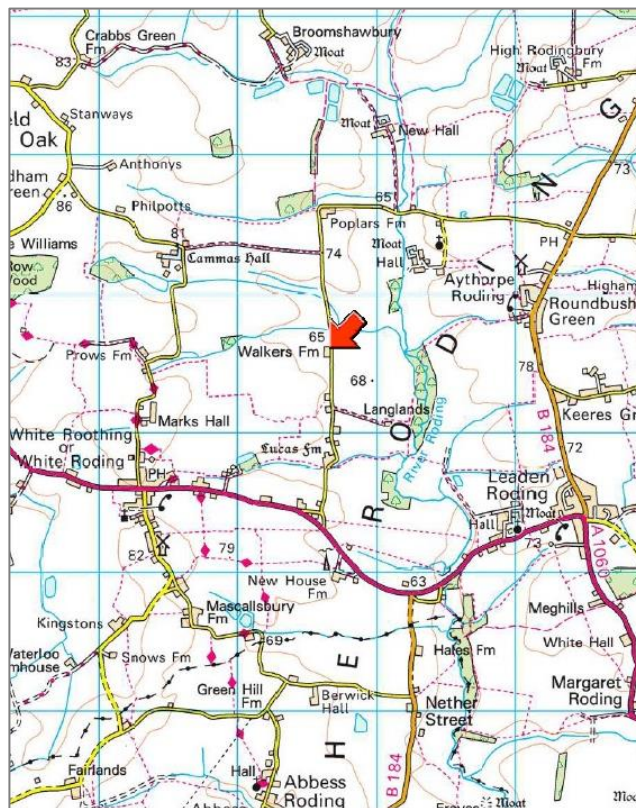


Figure 1 – Location of Site

- 2.2 The Site comprises two agricultural buildings, a Grade II listed farmhouse, and offices. The agricultural buildings are used for the storage of agricultural commodities such as seed, grain, chemicals, and farm machinery as well as the farm workshop. An extract of the Site Location Plan is shown below; the area outlined in red is the proposed replacement agricultural building.

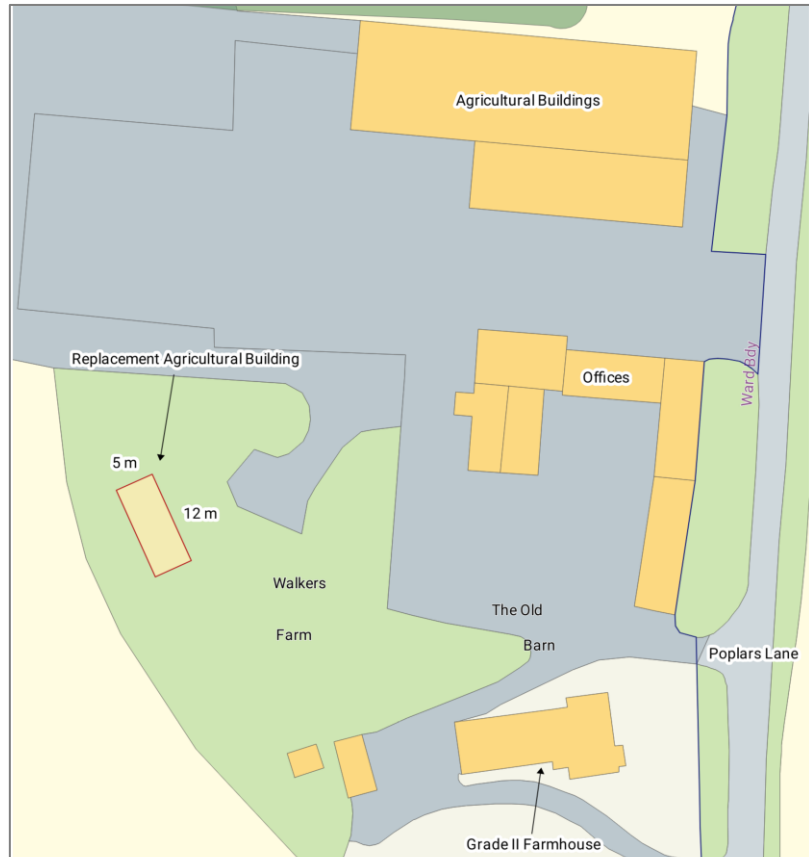


Figure 2 – Site Location Plan

3 Background

Replacement Agricultural Building

3.1 The proposed agricultural barn will replace a building that was severely damaged during a storm in 2014. Prior to this, as seen in the historic aerial imagery in Appendix 1, the barn had been used by the farm business for over 50 years. It was used to store farm equipment and machinery. Figure 3 below is a screenshot from google street view from 2009 which shows the building prior to being damaged.



Figure 3 – Building prior to storm

3.2 The storm caused significant structural damage to the building and left it beyond repair with only the lean-to remaining as shown in Figure 4. Further photos are attached in Appendix 2.



Figure 4 – Current state of building

Farm Business

3.3 The replacement agricultural building would be used to store small farm machinery such as:

- Flail mower (1.2 metre wide) used to maintain vegetation on footpaths
- Sugarbeet drill (3 metre wide)
- Farm pick up truck which is currently stored in the grainstore and gets covered in dust. This needs to be stored inside to prevent theft
- Machinery spares such as plough points, belts, bearings, engine parts etc.

3.4 There are currently two purpose built agricultural buildings at the Site which are used for storage of agricultural commodities such as seed, grain, chemicals, and farm machinery as well as the farm workshop.

4 Relevant Planning History

4.1 The relevant planning applications on this Site are detailed below.

Ref Number	Description	Status
UTT/18/0606/FUL	Section 73A Retrospective application for change of use of a former farm workshop and grain store from agricultural to B1 Light industrial	Approved
UTT/18/0767/FUL	Extension of existing farmyard and creation of sugar beet pad including siting of containers	Approved

5 Proposal

- 5.1 This application seeks planning permission for the following development: Replacement agricultural building.
- 5.2 The building will be a replacement of the previous building and will be used for agricultural use only. It will store farm machinery, tools and equipment.

Scale & Layout

- 5.3 The building will be constructed to the same footprint of the previous building. It will measure 12 metres by 5 metres. The total footprint area will be 60 square metres. The highest point will be 5.96 metres. The height to eaves will be 3.5 metres. There was a lean to on the original building however this will not be included in the replacement building.

Design

- 5.4 The replacement building will have black feather edge timber cladding, red clay roof tiles and a red brick plinth. The original building had a corrugated tin roof, but it is considered that a clay tile roof is more suitable in terms of appearance and sustainability.
- 5.5 As seen on the east elevation, there will be side hinged timber doors to match the main elevations. These will be 3 metres by 3 metres. There will also be a side hinged timber personnel door to match the main elevations. This will be 0.9 metres by 2 metres.
- 5.6 The building will have black fascias, soffits, and rainwater products.
- 5.7 The building will be the same style as the original barn. This will mitigate its impact on the listed farmhouse situated next to the farmyard.

Access

- 5.8 The existing access to the building through the farmyard will be utilised.

6 Planning Policy

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 The Site is located within the administrative boundary of Uttlesford District Council and is located outside of the settlement boundary within the rural area. The site is not within the greenbelt.

6.3 The current local plan was adopted in 2005 and provides the basis for all planning decisions within the district.

Relevant Policies – Local Plan

- Policy S7 – The Countryside
- Policy GEN2 – Design
- Policy GEN4 – Good neighbourliness
- Policy ENV2 – Development affecting Listed Buildings

National Planning Policy Framework

6.4 The National Planning Policy Framework was revised in September 2023 and sets out the Government’s planning policy. The NPPF is a material consideration in determining planning applications.

Designations

6.5 The Site is located in Flood Zone 1 and therefore is at low risk of flooding.

6.6 The building itself is not listed however Walkers Farmhouse is located 50 metres to the east and has a Grade II listing.

7 Planning Assessment

Principle of Development

7.1 The NPPF sets out clear support for sustainable development. With regard to the rural economy, Paragraph 84 specifically states that planning policies and decisions should enable:

- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings*
- b) The development and diversification of agricultural and other land-based rural businesses*

- 7.2 Policy S7 of the Local Plan sets out that *'in the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area... There will be strict control on new building. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.'* This proposal is appropriate to the rural area as an agricultural asset. The existing building is in poor condition and a new building of the same size and character will enhance the visual appearance and character of the Site.
- 7.3 Section 5.1 of the Local Plan sets out that the Council has an objective to protect the natural environment for its own sake and particularly agricultural qualities.
- 7.4 The proposed building would support the existing farm business by providing much needed additional storage.
- 7.5 The proposed building is in the same location and is the same size and scale as the previous building. It will be used for the same agricultural purposes.

Design & Impact on Character

- 7.6 There will be no impact on the character of the Site as the building is in the same location and of the same style as the previous barn.

Highways

- 7.7 There will be no increase in traffic to the site and no change in the use of the existing access through the farmyard onto Poplars Lane.

Ecology

- 7.8 A Preliminary Roost Assessment (PRA) has been carried out by Olga Hermann and reviewed by Meghan Knapp, BSc (Hons) of Arbtech Consulting Ltd.
- 7.9 The PRA found that it is highly unlikely that bats are roosting within the building. No further surveys have been recommended. It was advised that a low impact lighting strategy be adopted for the site and a bat box be installed. There is also a recommendation for x2 bird nesting boxes for Swifts to be installed, ideally above 5 metres.

Impact on Residential Amenity

7.10 The nearest residential property that is not within the Applicants ownership is located approximately 175 metres from the proposed replacement agricultural building. It is considered that the Site is already in agricultural use and therefore there will be no additional impact on any residential amenity.

Heritage

7.11 The proposed replacement agricultural building is approximately 50 metres from Walkers Farmhouse which is grade II listed and occupied by the Applicant. Poplars Lane is a protected lane.

7.12 The original barn that fell down during the storm had been there for over 50 years. As the proposed building is of the same size, scale, and style as the original barn, it is considered that there is no change to the setting of the listed farmhouse or the protected lane.

7.13 The use and style of the proposed replacement agricultural building is the same as the previous building and therefore is appropriate for the rural setting and a farmyard. Its design emulates the previous barn and the buildings surrounding it.

Surface Water Drainage

7.14 There will be minimal impact to surface water drainage as the proposed building will be the same size and scale as the previous barn. Soakaway drainage will be utilised for the building.

8 Conclusion

8.1 The proposed building is in the same location and is the same size, scale and use as the previous building, except the lean to which is not being reconstructed. It will have no additional impact on the design and character of the area compared to the current building prior to it being damaged. The proposed building will enhance the Site as it will replace the current building which is in poor condition.

8.2 The proposal is for a replacement agricultural building which is an appropriate use within the rural setting. The proposal is in accordance with both National and Local Planning Policy and should therefore be supported.

APPENDIX 1 – Original agricultural building (pre-2014)



APPENDIX 2 – Current state of the agricultural building



Remaining lean-to

