

DESIGN AND ACCESS STATEMENT FOR FARM SHELTER STORAGE ETC AT LAND ADJACENT TO TO JUNKTION OF PILNING STREET AND GUMHURN LANE PILNING SOUTH GLOUCESTERSHIRE

TITLE AND INFORMATION

Proposed construction of new single storey agricultural building shelter for pedigree sheep, general storage and welfare shelter for site owner at land adjacent to Gumhurn lane and Pilning Street , South Gloucestershire for Mr John Lloyd

EXISTING SITE DESCRIPTION

The existing site is approximately 2753 m² 0.2753 Hectares or 0.68 acres. The site is adjacent to a main road and is bounded with mature well maintained 3 metre high hedges on three sides and a small stream/ rein on the North West boundary which is also maintained. The site is registered as a agricultural site and client wishes to maintain the site as a agricultural unit

In the centre of the site is a clump of fruit trees both pear and plum , these are to be kept and maintained.

There is mains water on the site with a water metre and the site owner wishes to extend this the new building and also some animal water drinkers as shown on plan

currently there are a few Pedigree sheep who are located on the site and the site owner is clearing site of brambles and levelling part of site to provide level pasture land .

The site is to be kept in tidy and respectable condition where the site owners wishes to install a small orchard for personal use and grow vegetables. At the same time site is being used to provide suitable grazing for pedigree site. The two shelters are to be used by the sheep during harsh winter months

USE

The proposed new building will be used by the site owner for over night winter shelter for the sheep, general storage of site tools used to maintain the site.at one end of the building is a small welfare room for use during bad weather. A small Compost toilet separate to the building will be installed at least 10 metres from any water course and compost produced which will be minor will be distributed around some of the existing site trees. This will be minimal . In addition a small urine soaway will be installed with a maximum use of 10 litres per day.

All power will be provided by a small 3.5 kW low voltage solar power supply will inverter and storage batteries for internal lighting of the building. No external lighting will be allowed. All lighting will be low wattage LED lighting

Adjacent to the main entrance a self draining hardstanding made from 20 to 40mm clean limestone will be constructed to allow safe access to the site during the winter months.

Surface water will be collected from the roof of the new building and used for watering by the vegetable plot and also the early welfare of the orchard via a rainwater harvesting system a small stand pipe will be extended to the entrance to the site for general use.

SCALE

the proposed new building will be minimal in size and site and 15.35m x 6.9 m or 90.5 m² and will have a maximum height of 4.3 m in height and therefore low impact on the current site taking only 3.2% of the site. The client will not add any further building or storage containers or store any other vehicles on the site. The hardstanding will be purely for access and turning on site so that any vehicle visiting the site can exit the site in a forward gear without compromising the safety of other road users. Please note that Pilning street visibility for entering and exiting site is very good

AMOUNT

As previously mentioned the new building as a percentage of the site is only 3.2 % and therefore is considered to be low impact floor space excluding the covered area is approximately 60m² or 660ft squared

APPEARANCE

The building is 15.35 metres long x 5.9m wide , The building will be constructed of a timber frame clad with a composite board having the appearance of wood.

The roof will be construed of a corrugated sheet metal roof colour green or grey. Windows will be single glazed with natural wood appearance . Bat boxes may be added to the end gables of the building also several bird boxed. The building will be built off a concrete raft foundation as typical of a agricultural building. Solar panels are located on the south west elevation of the building to provide off grid power to the site for lighting and use in the welfare unit and compost toilet

The Compost toilet will be constructed of similar materials and located in a discreet location. Height of the building is approximately 4300mm in height which is considered to be low impact.

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LAYOUT

The layout of the building located in such away that it will not have negative impact on the current use of the site .

As described on the drawings it is near the entrance and so compaction of the existing soil will be kept to a minimum

A small vegetable plot south west of the building including a fruit orchard and a small group of beehives may also be installed to encourage pollination

The UK's bees are in severe decline, with habitat loss, pollution and climate change pushing them towards the edge. These tiny insects are an integral part of our ecosystem, but with their numbers plummeting, our natural world and even our own lives could be in serious trouble.

Broccoli, carrots, fennel, parsnips, turnips, kale, apples, raspberries and tomatoes are among the British crops that rely on pollination by bees.

The site is designed in such a way the the site owner can use the site for looking after sheep and at the same time provide both fruit and fresh food for his current family the site will be used to encourage and provide a natural habitat for wild life . The welfare unit will be used a day welfare unit providing a place to rest wash and eat whilst on site. A small security system will be installed to discourage criminal activity

A simple GSM or GPRS system may be the answer for agricultural building that only need to monitor and protect one or two entry and exit points. These stand-alone security systems can be placed in any location and linked to one or many mobile phones with no need for a base station or control panel.

GSM alarm systems are the choice for farmers who only need to send alerts to mobile phones and are ideal when the farmers and farm staff are close at hand to respond to messages.

ACCESS

access to the site is currently existing and is via a small driveway leading up to a galvanised 5 bar locked 3.6 metre wide gate. The current access will be maintained. The current visibility when exiting and entering the site and visibility in both directions is very good with no hedges or obstructions reducing safe access. See site plan for further information. I.e. visibility splay

LANDSCAPE AND SUSTAINABILITY

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landscaping is kept to a minimum some of existing trees along the along the south East boundary will be kept are their current tree protection zone's are not effected by the new buildings

Their is a proposal to add a small orchard with a mixed set of fruit trees together with a small 10 meter x 6 metre vegetable plot.

As previously mentioned solar panels have been added to the building and a Rain water harvesting system has also been added for watering plants.

The existing mains water supply will be for the animal welfare any grey water from the welfare unit will be stored in a portable storage tank commonly used in a caravan and will be taken off site when full

HERITAGE ASSETS

The site is not of Historical interest and is not in a conservation area not far from the site is a large farm called Torrs Farm North West of the site 60 metres from the Rhine is a small archaeological site PRN reference 5244 is a small medieval enclosure The proposed site is nowhere near the enclosure. Site is registered as agricultural The site is approximately 6.1 meters above sea level

IMPACT

proposed Impact on the current site is minimal and is not considered to be unsuitable for use for agricultural purposes the possibility of flooding has been considered but current history suggested Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea. This site is purely a agricultural site and therefore is not considered to be hi risk area as area is not used for dwelling purposes in addition a below ground sewage treatment plant is not being installed and therefore would not contaminate soil in the advent of flooding

CONCLUSION

To conclude it is felt the current and proposed use of the site is minimal and will not have a detrimental negative impact to the surrounding area. Use of site is not dissimilar to current use. The current owners wishes only to maintain the site as a small agricultural site to grow fruit vegetables and support the welfare of pedigree sheep on a small number basis .approximately 8 to 10 sheep can be kept on 1 acre of land if regularly well maintained and field rotated with added roughage added such as hay added to their diet. Currently three sheep are located on site at this time