

IAN SAVAGAR

Design & Detailing of Industrial & Farm Buildings
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2nd January 2024

Planning Statement

Application for planning approval for an agricultural building at Rose Hill Dymock, Gloucestershire

Use

The proposal is to provide secure storage for agricultural machinery and equipment.

Quantum and Layout

The proposed building is designed as a secure storage building with the structure designed and constructed in compliance with the recommendations of B.S 5502 "Design of Buildings and Structures for Agriculture", with the building situated on an existing storage area..

Scale

Height, length and width of the proposed building are designed to the guidance of B.S 5502 with particular reference to machinery size and storage capacity. The building to consist of a single span steel portal frame of 12m span, length 19m, height to eaves level of 4.6m and ridge at 6.141m.

Access

The existing access is to be retained with no alteration; the proposal will generate no additional traffic movements. Traffic movement within the site is restricted that normally associated within a farm complex.

Landscape and Design

The building is designed and constructed to be similar in scale, using materials similar to those used to construct other agricultural buildings within the site. The construction is typical of agricultural buildings within the area, grouping the building with other buildings of similar construction and scale will much reduce the visual impact. The proposal is not in a prominent or sensitive position we therefore are not proposing any additional landscape screening.

It is not desirable for disabled persons to have access to areas where large machinery may be working. Therefore no specific arrangements are made for disabled access to the proposed building; however the site is level and access to all parts is available under supervision.

Flood risk assessment

The proposal lies at the edge of Flood Zone 3 but is in an elevated position on a plateau between 5-6 m above the land within the flood zone is therefore not within the zone.

Biodiversity

The proposal is within the existing farm complex situated on an existing hard surfaced storage area, there are no implications relating to any damage or harm to any flora or fauna either on or adjacent to the proposal. Collection of storm water can only have a positive effect.

Environmental Sustainability

The buildings proposed use is for equipment and machinery storage with very little energy input, should at some future date, the building become redundant, the construction system ensures that dismantling and re-erection for another purpose is feasible with all components being available for recycling. Erection of the building should have no short or long lasting impact on the local.

Stormwater is to be collected in storage tanks (drawing 8344/3 rev 1) for use on the farm reducing the reliance on potable water.

Community Safety

The proposed building is within the farm complex with no public access. Whilst no specific security measures can be taken to secure the building, the farm buildings are in a compact group with the usual security measures taken, enabling a reasonable level of security to be maintained.