



SUPPORTING STATEMENT

to be submitted in conjunction with an

APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION

TEMPORARY STATIONING OF A MOBILE HOME

at

HOPE FARM

RUSHEN LANE

LITTLETON-UPTON-SEVERN

BRISTOL

BS35 1NR

Prepared by:

David James

Rural Chartered Surveyors

Well House

The Chipping

Wotton-under-Edge

Glos.

GL12 7AD

Site: Hope Farm, Rushen Lane, Littleton-Upton-Severn, Bristol, BS35 1NR

Applicant/s: Mr & Mrs Britton

Description: Retrospective application for the temporary stationing of a mobile home for a 3 year period to provide Agricultural workers accommodation.

1. INTRODUCTION

This Supporting Statement accompanies the planning application for a retrospective application for the temporary stationing of a mobile home for a 3 year period to provide Agricultural workers accommodation.

2. BACKGROUND

The application for the temporary stationing of a mobile home is for the purpose of housing the Applicants, within the absence of any accommodation on site or that of an affordable nature nearby.

The livestock to be kept at the farm are at a level which necessitates an on-site presence. There are no other available properties that are within sight and sound of the farm buildings and therefore efficient management will be compromised with a resulting risk to animal welfare.

The mobile home is located in an area which is well screened by a mature hedgerow and tree line. It is considered that the proposed mobile home would not appear overly incongruous within the landscape.

An agricultural appraisal accompanies this application and concludes there is a functional need for the mobile home and the enterprise has been planned on a sound financial basis.

3. PROPOSAL

The proposal is for a retrospective application for the temporary stationing of a mobile home for a 3 year period to provide Agricultural workers accommodation.

4. DESIGN

The mobile home is of a standard manufacture, and photographs are included within this Supporting Statement.

5. LANDSCAPING

The siting of the mobile home is adjacent to a mature and tall hedgerow which provides natural screening.

The applicant is willing to take advice from the landscape officer if any further landscaping is required.

6. ACCESS

Access will be using the existing access way leading directly from Rushen Lane. This will allow vehicles to safely enter and exit the property in a forward gear providing ample turning space within the curtilage of the property. There are no access amendments required at the highway junction.

7. FLOOD RISK

A flood risk assessment accompanies this application.

8. POLICY

The application is compliant with the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017) and more specifically para PSP28 – Rural Economy in that the proposal is for a sustainable development that is reasonably necessary for the purposes of the use and is clearly designed for that purpose.

The application is also compliant with Para 84 of the 2023 National Planning Policy Framework in that the proposal will allow sustainable growth and expansion of the current agricultural enterprise in a rural area through a well-designed new building.

9. CONCLUSION

There are no existing buildings on the holding that may be suitable for conversion. The location will ensure that the buildings are within sight and sound of the dwelling and that stock can be monitored. The location adjacent to the access track will provide additional security. The proposal is considered to meet planning policy.



Signed:

**Toby Read BSc (Hons) MRICS FAAV
for and on behalf of David James**

