Mr G Franklin

Planning, Design and Access Statement
(includes Heritage Impact Assessment)
Full Planning Application
Proposed Agricultural Store
Mill House Farm, Roman Bank, Fleet

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town planning



landscape architecture



architecture

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Appendix A Pre-application advice from the local planning authority

1. THE PROPOSAL

1.1. Mill House Farm is a large modern farming base consisting of an existing of range of purpose made buildings which provide machinery and crop storage for the farming company.

1.2. The existing buildings are at capacity and therefore the need has arisen for additional crop and machinery storage to enable the agricultural business to meet current demands.

1.3. The production of vegetables and in particular potatoes, necessitates the need for storage facilities to cater for seasonal production together with storage for out of season demand.

1.4. It is therefore proposed to construct an extension to the existing buildings to create an additional 2,217sqm of floorspace consisting of 1460sqm of storage and 757sqm of service 'corridor' linking the existing and proposed buildings.

1.5. The site of the new storage buildings was until recently occupied by glasshouses as can be seen from the aerial photograph below.



1.6. Access to the new building is to the north via the existing entrances off Roman Bank, together with the secondary access off the private road serving QV Foods.

1.7. There are no immediate plans to refrigerate the buildings, however, should that become a requirement, the applicant is prepared to accept a planning condition that would require details of the necessary plant and equipment to be submitted and approved prior to installation.

1.8. In order to provide appropriate surface water drainage for the new building, a correctly sized underground crate system will be provided to ensure surface water is attenuated on site to ensure greenfield run-off rates are maintained.

1.9. The proposal has been the subject of positive pre-application advice and this is reproduced as Appendix A.

2. AMOUNT AND SCALE

2.1. The proposed building covers an area of approximately 2217 sqm with parking and turning for tractors, trailers and HGV's to the north. The building is approximately 61m long (max), 37m wide, 6.8m to the eaves and 10.1m to the ridge (max).

2.2. The height of the building is dictated by the need to ensure maximum internal storage of 1.1m high potato boxes and to ensure machinery can operate safely inside.

2.3. It is proposed to locate the new building approximately 12m away from the southern boundary of the site which is also the northern boundary of the dwelling to the south. It should be noted that the former glasshouses on site, although not as high, were closer to the southern boundary than the current proposal. The scale of the site is commensurate with other agricultural industry in the area and reflects the scale of modern agricultural operations. The proposal is, therefore, commensurate with Local Plan Policy 3.

3. LANDSCAPE AND APPEARANCE

3.1. The site lies in open countryside to the north of the A17 in a region characterised by areas of mature trees and hedgerows that serve to reduce long-distance views across the agricultural landscape that is usually commonplace on this part of south Lincolnshire. The approach to the farmstead is via winding roads such that there are no distant views of the site.

3.2. Generally, the proposal will be seen against the backdrop of the existing group of buildings which are the same height as the proposal and will be constructed in the same materials as the existing ones.

3.3. Buildings of the scale of this current proposal are commonplace in this rural landscape and can be accommodated with little adverse impact. The proposal adds to the existing mass of buildings on the site and will have no greater impact on the public views of the site than that which exists at present.

3.4. Having regard to the fact that the buildings will essentially replace the lower former greenhouses on the site, the proposal will be set back from the southern boundary approximately 12m and a tree belt will be

added which, in time, will assist in the screening of the proposal from the south. A planting schedule accompanies the application.

4. ACCESS AND HIGHWAYS

4.1. Mill House Farm is accessed from the east and west off Roman Bank which in turn links to the A17. As mentioned previously, there is an existing access from the site frontage off Roman Bank and a secondary access off the private road that serves QV Foods. These will remain unchanged.

4.2. The farming business continues to grow, and this latest proposal represents a further significant investment.

4.3. There will be some increase in traffic to the site, however this will be off-set by avoiding the need to transport produce from the site to external third party and then bring it back for sorting and packing prior to being sent out to the customer. By centralising the operation, there will be a negligible impact on vehicle movements to and from the site. In addition, the movements attributable to the proposal are well within the daily fluctuation of existing movements in the area

4.4. The proposal is, therefore, compliant with Local Plan policy 3 and the general principles of sustainable development as set out in the NPPF.

5. SURFACE WATER RUN-OFF AND FLOOD RISK

5.1. The application is accompanied by a Flood Risk Assessment which identifies that the site is safe from flooding and a proposed surface water drainage strategy indicates that there will be no impact on adjoining land uses and land users from increased surface water run-off.

6. HERITAGE IMPACT ASSESSMENT

6.1. It is proposed to erect the extension approximately 12m from the northern boundary of the curtilage of the residential property to the south known as Mill House. Mill House is Grade II Listed Building and was presumably once associated with the current application site. The photograph below is taken from within the site looking at the northern boundary of the curtilage of the Listed Building.



6.2. The impact on the setting of the Listed Building from the proposal is, we believe, minimal, having regard to the presence of the existing yard and buildings, some of which are closer to the curtilage than the proposal. The recent erection of the various extensions and outbuildings especially along the rear curtilage of the Listed Building have had an impact on the significance of the heritage asset.

6.3. In the event that the local planning authority considers the proposal results in "less than significant impact", there is a wider public benefit from the proposal in the form of facilitating continued efficient agricultural production and storage, and the continued expansion of the agricultural business that employs local people weighs in favour of the application. In addition, the proposed tree planting will screen both some of the existing and all of the proposed building from the Listed Building.

6.4. The pre-application advice request was submitted primarily to consider the impact on the Listed Building and the advice concluded that the impact was acceptable. The proposal therefore accords with local plan policy 29.

7. CONCLUSIONS

7.1. Due to continued expansion, the applicant requires additional storage for the farming business for both potato boxes and to provide safe cover for machinery and equipment.

7.2. The new building is set off the southern boundary and a proposed tree belt is proposed to provide screening for the future. The site was previously occupied by glasshouses which were close to the same boundary.

7.3. Traffic movements will be largely neutral with benefits in economies of scale.

7.4. Overall, the proposal will add to the existing mass of agricultural buildings on site and will have a light touch on the landscape.

7.5. The proposal complies with adopted policies in the local plan, the principles of sustainable development as set out in the NPPF and is acceptable in all other respects.

Appendix A

Pre-application Advice

Council Offices
Priory Road
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3rd September 2020

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference:	**PE-00245-20**	**Case Officer:**	**David Gedney**
Location:	**Mill House Farm Fleet Bank Fleet Spalding**		
Proposal:	**Proposed agricultural store and canopy.**		

I write in reply to your pre-application enquiry and apologise for the delay in responding.

The proposed development is outside a defined settlement limit within the South East Lincolnshire Local Plan (SELLP), 2019. It is therefore within an area regarded as countryside.

Policy 1 of the South East Lincolnshire Local Plan, 2019 indicates that new development will be permitted in the countryside where it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. Explanatory text indicates that there are certain types of use that need to function in the countryside, such as agriculture and forestry.

The National Planning Policy Framework, March 2019 promotes sustainable economic growth. Paragraph 83 specifically indicates that planning polices and decisions should support the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

In accordance with the above policy and advice, therefore, no objections are raised in principle to agricultural development.

My initial opinion is that the proposal would not harm the setting of Mill House (grade II listed) because it is set well back against an existing backdrop of modern agricultural buildings. However, tree planting is recommended along the southern and western boundaries to help soften its effect upon the countryside. I also assume that no fixed plant/equipment would be installed that would have an impact upon

neighbouring residential property.

Given the site?s proximity to the listed building I would suggest that a full application be submitted accompanied by a Heritage Impact Assessment.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



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A design consultancy specialising in Town and Country Planning, Landscape Architecture and Architecture