DAS DOC 202212 - 100

Design & Access Statement

C/w

+ FRA & SUD's Assessment

Date:	July 2022.
Development Address:	Whaplode Marsh Farm, Washway Road, Holbeach, Spalding, PE12 8AZ.
Applicant:	O.A.Taylor & Sons Farm Ltd, Washhouse Farm, Holbeach, Spalding, Lincolnshire, PE12 7PP.
Agent:	Keir Architecture Ltd. Tel/Fax: 01472 885230 Mobile: 07813 006079.
Local Planning Authority:	South Holland District Council.
Nature of Development:	Full Plans Application to remove from Site 3No Existing Old Unsustainable Agricultural Buildings and Erect 1No. New Sustainable Modern Agricultural Storage Shed with additional Open Fronted Lean-to's to side.
Previous Site / Land Use:	Agricultural / Farm Yard.

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Introduction

This statement is submitted on behalf of O.A.Taylor & Sons Farm Ltd, as an integral part of their Full Plans Application to: Remove from Site 3No Existing Old Unsustainable Agricultural Buildings and Erect 1No. New Modern Agricultural Storage Shed with additional Open fronted Lean-to's to side at: Whaplode Marsh Farm, Washway Road, Holbeach, Spalding, PE12 8AZ.

In this statement, we describe the site and its surroundings, the nature of the development and set out the case ***"For"*** granting full planning permission.

FRA & SUD's Assessment:

FRA:-
The Application Site, as does all of Whaplode Marsh Farm Yard, falls within Flood Zone 3 as identified on the Environment Agencies website. This being the case there is no location within or immediately around the Farm Yard that you can build on which sits outside Flood Zone 3.

This being the case…..This agricultural storage shed is put forward by the Applicant on the basis that it will simply flood in a flood event, as damage to the building will be minimal as it is a concrete and steel structure. In addition to this… this is a sustainable addition to a working open countryside farm yard which happens to be located in Zone 3 to practically and economically work farm land which is also in Zone 3.

SUDS:-
In relation to SUD's, and the existing buildings that are to be removed from site. Their Existing Roof Run-off is dispensed locally to the buildings and allowed to percolate back into the ground…

In relation to the proposed building and its roof run-off, a Sustainable Drainage System is to be used for all surface water run off from the new roofs – Note, this Sustainable Drainage System is to be designed by "Shields Wilson Limited", a Structural and Civil Engineering Company and will be submitted in due course.

Assessment:

Physical Context:

Whaplode Marsh Farm Yard is located at the end of Manor House Road, off the A17 adjacent to the open water course known as: Holbeach River.

The site is a well established working Farm Yard

The proposed site of the new Storage Shed with lean-to's is within the existing footprint of the existing farm yard.

The application site is on the North end of the existing Yard and is currently occupied by three old Existing Agricultural Buildings which have reached the end of their sustainable use for a modern farm, see existing building drawings submitted with this application.

Social Context:
Whaplode Marsh Farm is a working farm and historic farming site with activity on the site dating back many decades. Note, the Farm Employs Local People.

Whaplode Marsh Farm being a working farm, has all the pressures and sustainability issues that a modern farm has and can bring i.e. it is similar to all other modern working arable farms in Lincolnshire.

Economic Context:
This Application is made to allow the Farm to increase grain storage on Site, this will allow the Farm to be more sustainable into the future by not having to haul grain to yards further away from the Farm, which costs considerable fuel and labour time. This proposal will allow the Farm to save this time and money and reduce the Farms Carbon Footprint. It will also allow the Farm to Grow and it is envisaged that it will be able to employ 1 additional full time person if this application is approved and implemented.

Planning Policy Context:

Relevant policies to the application are:

South East Lincs Local Plan (Adopted March 2019)
Policy 1 – Spatial Strategy
Again the proposal follows the guidance laid down in this policy and conforms to it….
Policy 2 – Development Management.
Again the proposal follows the guidance laid down in this policy and conforms to it….
Policy 3 – Design of New Development.
Again the proposal follows the guidance laid down in this policy and conforms to it….

NPPF – National Planning Policy Framework.
National Planning Policy Framework (NPPF):
The NPPF sets out a coherent vision of achieving "sustainable development"….It also has at the heart of the framework a "presumption in favor of sustainable development"…Para 10 & 11 of NPPF Feb 2019. Thus, "the purpose of the planning system is to contribute to the achievement of sustainable development"…Para 7 of NPPF Feb 2019.

Achieving sustainable development means that the planning system has three overarching objects, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; ***This application ultimately makes better use of the existing application site, it sees the removal of the 3No. Old Unsustainable Buildings and the erection of a long term economically Sustainable Storage Shed complete with Machinery Lean-to's In doing this it is sustainably planning ahead and protecting not only the Farm but also the existing Jobs that the Farm Business Affords in the Area. In addition to this, it will also create 1 new jobs for the Local Area and bring additional Prosperity to the Local Area / Community.***

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. **Again this Application responds and complies to this statement and sees the Farm Propose a Sustainable Expansion to the Existing Farm, which in its own way builds / adds positively to the Farms local and Social Standing through its local knowledge of investment into the Yard / Area and the prospects of the Farm Growing to create another job in the area.**

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy…..
This proposal will reduce the Farms Carbon Footprint.
This proposal maintains / protects the Existing Sense of Place and Landscaping of the Yard.
This Proposal makes better use of the Existing Farm Yard Land / Area and sees the removal of unsustainable existing buildings on the Site to liberate yard area for the erection of a new sustainable and modern Farm Storage Building at the Farm Yard.

Involvement:

As there are no immediate 3rd Party Neighbours (Note – The Dwelling to South of Yard is Part of the Farm), to the Whaplode Marsh Farm Application Site, no 3rd Party Neighbour Consultation has been undertaken.

Design Component In More Detail:

Use:

The proposed schemes "use", mirrors the use in the existing Farm buildings that are to be removed i.e. "Agricultural Use"

Amount:

The Proposed New Shed / Store and Lean-to's are of a size to make their installation "economically viable" and "workable" i.e. for them to make a sustainable improvement for the farm + also make them of the increased size for use by large modern agricultural machinery. Note – from a wider perspective, it is not an unusually large proposal and is of comparable size and scale to the other new Agricultural Buildings and Sheds within the Area.

Layout:

The Proposed New building is to be sited on the Northern part of the Farm Yard on the land liberated by the removal of the Three Old and Unsustainable Agricultural / Yard Buildings.

How Does This Layout Fit With Its Surroundings:

The proposed new building will sit on the land liberated by the removal of the Three unsustainable Agricultural buildings to the Northern end of the Farm Yard.
The Proposed Building is an Agricultural Use Building in an agricultural setting / working Farm Yard.

Scale:

The height and width of the new Store are industry standard for a modern Grain and Machinery Store and are of a Scale to make it Economically Viable & Sustainable for the Farm.

Landscaping:

The proposed landscaping follows the Existing Landscape of the Farm Yard which is minimal, as the yards "Sense of Place", is that of "Open" Expansive Lincolnshire Farm Land, with exposed Agricultural Buildings Sited in that Expansive Landscape. Thus the proposed landscaping around the new building matches the Existing Exposed Landscaping of the Existing Yard and thus the Existing Sense of Place will be retained…

Appearance:

The proposed external materials are:
Walls – Upper Walls are Steel Cladding – Colour Merlin Grey.
Lower Walls are Concrete Panels – Colour Natural / Light Grey.
Roof – Corrugated Fibre Cement Sheeting – Colour Natural / Light Grey.
Roller Doors – Galvanized Steel Rollers – Colour Gal. Silver / Grey

The above materials and colours will allow the Proposed New Building to blend into the colour palette of its surroundings and the existing building on the South end of the yard – which is also grey in colour.

Conclusion:

This Design and Access Statement, supports the Applicants “Full Plans Application” for the Removal from Site 3No Existing Old Unsustainable Agricultural Buildings and Erect 1No. New Sustainable Modern Agricultural Storage Shed with additional Open Fronted Lean-to’s to side, at: Whaplode Marsh Farm, Washway Road, Holbeach, Spalding, PE12 8AZ..

The proposal conforms to all relevant Local Plan Planning Policy - including the Nation Planning Policy Framework the NPPF. In relation to this policy the proposal is a true sustainable development and will see social, economic and environmental benefits.

Social – The Proposed New Building with have the potential to allow the Farm to grow and afford another full time job in the Area.

Economic – The Proposed new Storage Building is a “sustainable proposal” for the Farm and sees the removal of unsustainable old buildings on the North of the Farm Yard.
The Additional job will also in its own small way bring further prosperity to the area.

Environmental – The proposal retains the “Sense of place” that the existing Farm Yard has in its Exposed Lincolnshire Open Countryside Location i.e. how it sits exposed in the Expansive Lincolnshire Agricultural Land / Field Location / Landscape.
The Application also proposes a Sustainable Surface water / Roof Run-off system where currently there is non form the existing 3No buildings that are to be replaced by this proposal.

Thus, in Conclusion, the Applicant feels that the Proposed Agricultural Development in this Agricultural Site Specific Location and in this particular case is “acceptable” and should be granted “Full Planning Permission”, with any relevant conditions attached….