

M Scott / Architectural Design

Design Statement

For

Rebuilding of agricultural building

At

Deadmans Hill, Sandon SG9 0RH

1. Introduction

This planning statement is submitted in support of an application for the construction of a replacement agricultural building located within the Greenbelt in Hertfordshire. The proposal aims to enhance the functionality, efficiency, and sustainability of agricultural operations on the site, in accordance with local and national planning policies.

2. Site Description

The site is situated in a rural area within the Hertfordshire Greenbelt. It is currently occupied by an existing agricultural building that is being refurbished and the remains of a previous building that we are proposing replacing. The surrounding land is predominantly used for agricultural purposes, with fields dedicated to crop production and livestock rearing. Access to the site is via an established farm track connected to the local road network.

The proposed building for rebuilding was granted planning permission in 2011 reference 11/00510/1 as storage for hay as part of the redevelopment of the buildings for equestrian use. This application was never implemented and the land has since been sold to the new applicant.

3. Proposed Development

The proposal involves the erection of a replacement agricultural building on the footprint of the previous building. The proposed replacement building is similar size and shape to the previously approved building.

Key features of the proposed building include:

- Increased storage capacity for agricultural products and equipment.
- Improved facilities for the welfare of livestock.
- Enhanced energy efficiency through the use of sustainable building materials and renewable energy sources.
- Compliance with modern agricultural standards and health and safety regulations.

4. Planning Policy Context

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The proposal has been developed in accordance with the following planning policies:

National Planning Policy Framework (NPPF)

- Paragraph 149: States that the construction of new buildings in the Greenbelt is generally considered inappropriate, with certain exceptions, including buildings for agriculture and forestry.
- Paragraph 84: Supports the sustainable growth and expansion of all types of business and enterprise in rural areas, including the development and diversification of agricultural and other land-based rural businesses.

North Hertfordshire Local Plan

- Policy SP5: Countryside and Green Belt - Supports the replacement of existing buildings in the Greenbelt provided the new building is in the same use and not materially larger than the one it replaces.
- Policy D1: Sustainable Design - Requires new developments to achieve a high standard of design and sustainability.

5. Justification

The replacement building is essentially replacing an agricultural building that was there and had permission for replacement in 2011. The new building will:

- Enhance agricultural productivity by providing better storage and operational facilities.
- Reduce the environmental footprint of agricultural activities through improved energy efficiency and sustainability measures.
- Maintain the openness of the Greenbelt by ensuring the new building is not materially larger than the existing one.
- Support local food production and contribute to the rural economy.

6. Design and Access

The design of the proposed building has been carefully considered to ensure it integrates with the rural landscape and respects the character of the Greenbelt. Key design elements include:

- Use of materials that are sympathetic to the rural setting.
- Provision of adequate access for agricultural vehicles and machinery, ensuring safe and efficient operations.

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7. Environmental Impact

An environmental impact assessment has been conducted to evaluate the potential effects of the development on the local environment. Mitigation measures include:

- Implementation of sustainable drainage systems (SuDS) to manage surface water runoff.
- Landscaping with native species to enhance biodiversity and visual amenity.
- Adoption of renewable energy sources such as solar panels to reduce carbon emissions.
- New planting around the building to increase BNG and the introduction of bird and bat boxes.

8. Conclusion

The proposed replacement agricultural building is a necessary development that will support the sustainability and productivity of the agricultural operation while adhering to Greenbelt policies. The proposal respects the character of the area and incorporates measures to minimize environmental impact. We respectfully request that the planning authority grants permission for this essential development.

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