

## Design and Access Statement

for

Proposed Livestock/ General Purpose Agricultural Building  
At

Walltown Farm  
Greenhead  
Brampton  
CA8 7JD

Submitted on behalf of

C A & JM Hall  
Whitcheater Farm  
Haltwhistle  
NE49 ONF

August 2019

By authorised agents:

**RICHARD BROWN**  
& PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

The Office  
South Bellshill  
Belford  
Northumberland  
NE70 7HP

[Redacted]

[Redacted]

## **Contents**

1.0 Introduction, Background and Justification

2.0 Site Description and Proposal

3.0 Design

4.0 Access

5.0 Landscaping

6.0 Relevant Planning History

7.0 Planning Policy

8.0 Historic/ Environmental considerations

## 1.0 Introduction, Background and Justification

The applicants CA & JM Hall occupy Walltown Farm under a farm business tenancy which commenced May 2015 with a 10 year term. The tenancy (564 acres) was taken on in order to expand the business and increase livestock numbers and profitability. Walltown is occupied in addition to Whitchester Farm (also tenanted by CA & JM Hall) at Haltwhistle.

On taking the tenancy there was an understanding of an intention for the landlord (Mr and Mrs E Forwood) to develop some of the traditional farm buildings at Walltown for visitor accommodation/ tourism. This application which has been granted involves the demolition and removal of defunct 'modern' buildings. Consequently there is a need for a functional modern replacement building to provide much needed livestock accommodation and general purpose agricultural storage for the holding.

## 2.0 Site Description and Proposal

The proposed site is immediately adjacent to existing agricultural buildings at Walltown Farm (see attached site plan and aerial photo below). The proposed building is situated in a position facing onto an almost identical existing livestock/ general purpose building. The internal access will utilise existing hard standing and access routes. The site is screened by existing stone wall boundaries to the West and north elevations. The topography and existing layout of the site dictate that the proposed site is the most suitable option.

### 2.1 Aerial Photo and Proposed Location identified red (not to scale – indicating approx. location only):



## 2.2 Existing Site Photos:



Existing agricultural building to south of proposed site.



Proposed site location to the North of existing building screened by existing stone wall boundaries.

### 3.0 Design

It is proposed that new building will be of very similar design to the existing building with a floor area of 440 square metres or thereabouts. Building materials to be used are proposed to be similar to those already existing on the building to the south elevation so the aesthetic of the building will be in keeping with the surroundings.

The proposed building is 32m x 13.71m (including overhang) x 4.57m to the eaves. Proposed construction is steel frame structure with precast concrete panel walls (grey) and 'Yorkshire Board' cladding from the eaves down to 1.5m. Roof finish will be fibre cement sheet of natural colour (to reduce landscape impact) with roof lights. The southern elevation will be open with the northern and both gables clad. The building will incorporate a hard standing/concrete apron to the South elevation for access. (See elevational drawing attached).

### 4.0 Access

The proposed development creates no requirement for additional access roads. Existing agricultural traffic will utilise the existing public roads to the farm, thereafter using the internal existing access routes through the farmyard. It is anticipated that the proposed development will not increase the volume of traffic on the local road network.

### 5.0 Landscaping

The current proposals for building design make use of natural colours and timber cladding to reflect the existing building on site. The size of the proposed building has been reduced by almost a third from that submitted at pre application.

The presence of the existing stone wall boundary to West and North elevations will screen those elevations from view from adjacent footpaths. Despite the site being relatively exposed and open to view, with the smaller proposed floor area of the building it is felt that additional landscaping is not required. Equally any substantial tree planting scheme would visually change the aesthetic of this wild, open and rugged site. However the applicant would be willing to submit a modest scheme if the Authority dictate.

### 6.0 Relevant Planning History

There are two relevant planning applications that make up the planning history for the site:

**18NP0062:** Planning approval granted 6<sup>th</sup> September 2018 for a similar shed on the same location. Only due to a change of mind by the applicants it is not being built and hence a resubmission is being made in Aug 2019.

**17NP0097:** Demolition of modern buildings. Change of Use of existing building to visitor accommodation including internal and external alterations. Planning permission conditionally granted 19/10/2017.

**98NP0076:** Construction of steel portal-framed cattle building. Planning permission

conditionally granted 14/04/1999.

The proposed building is required (in part) because the landlord of the property has recently gained planning permission (17NP0097) to convert a stone built agricultural building to holiday accommodation with the modern agricultural sheds adjacent to this building to be demolished as part of scheme design. The farm tenants therefore require a new agricultural building to replace the agricultural sheds which are to be lost.

The proposed application is similar nature to that granted in 1999 (98NP0076) and almost identical to that 2018 (18NP0062).

## **7.0 Relevant Policy**

Core Strategy Policy 21 is supportive of proposals which enable farmers and farming to 'become more competitive and sustainable, to diversify and to demonstrate good environmental and farming practices'. Policy 14 states that the National Park Authority will support proposals which enable 'the expansion of existing employment uses particularly tourism, recreation, farming and other types of diversification which do not negatively impact on the special qualities of the National Park but do not them'.

## **8.0 Historic/ Environmental considerations**

**Historic:** The Site is located within the Hadrian's Wall World Heritage Site with part of the Hadrian's Wall Scheduled Ancient Monument (SAM) located just to the north of the application site. Pre application advice raised no objection to the principal of the development considering that excavations for foundations/ posts /concrete pads are unlikely to cause harm to significant archaeological deposits, nor should the height of the proposed building intrude significantly into views of the wider archaeological landscape.

Due to the proposed site being located within Hadrian's Wall World Heritage site pre application advice made recommendation to consult Historic England on the proposals. This has been done and we await their comments. The applicant would be happy to accommodate reasonable amendments to the application as required by Historic England.

**Environmental:** The proposed site is in close proximity to the Allolea to Walltown Site of Special Scientific Interest (SSSI). As part of the pre application process the NNPA ecologist has been consulted on the proposals. The ecologist has advised that the field itself appears to be of low ecological value.

The site is close to areas of whin grassland, including the SSSI, and also areas of importance for waxcaps. However, as the site is down slope from these areas, the ecologist considers that it would be disproportionate to require an application to be supported by an ecological survey given the low ecological value of the habitat to be impacted.