SUSTAINABILITY STATEMENT

NEW GRAIN STORE, LAND OFF FOWLMERE ROAD, FOXTON

OCTOBER 2017
PROJECT REF: 16-1023
DATE: 03 October 2017

PREPARED:
J Dudding
MPlan (Hons)
Consultant

CHECKED:
J Page
BA (Hons) BTP Dip(Urban Design) MRTPI
Head of Planning
CONTENTS

1. Introduction
2. Sustainability Statement
3. Conclusion
1. INTRODUCTION

1.1 This document was prepared by Beacon Planning Ltd. on behalf of Hill Residential Ltd and the owners of Thriplow Farms Ltd to accompany a planning application for the construction of a new grain store at Land off Fowlmere Road, Foxton.

1.2 South Cambridgeshire District Council require the submission of a Sustainability Statement to support planning applications for major development comprising the erection of 20 or more dwellings or where the site area is 0.5 hectares or more, or for other development where the floor area to be created is 1,000m² or more, or where the site area is 1 hectare or more.

1.3 The proposal is for buildings which would exceed 1,000m² threshold and this statement will therefore provide the required details for the Sustainability Assessment and will be assessed against the relevant local, regional and national policy to demonstrate its compliance with respect to health and sustainability impacts.
2. SUSTAINABILITY STATEMENT

Local Planning Policy

2.1 Policy DP/1 of the DCP sets out the principles of sustainable development. In accordance with the policy, this statement demonstrates that the principles of sustainable development have been applied to the proposed development.

a. Be consistent with the sequential approach to development, as set out in the Strategy chapter of the Core Strategy DPD;

2.2 The strategic vision for South Cambridgeshire in respect to employment opportunities is to ensure that the district will continue to grow and ‘develop as part of the largest clusters of research and development activity in Europe whilst maintaining and where possible improving the character, environment, economy and social fabric of the villages and countryside’. While the proposed development for a grain store is not within the research and development sector, it does contribute to another important employment sector for this district which is agriculture. As identified in the Planning Statement, Thriplow Farms has significant land holdings in and around Thriplow and the surrounding villages, and in order to continue to diversify and remain competitive in the market, the farm needs buildings that are fit for purpose. As such, this proposed development contributes to ensuring that the district remains competitive in the wider market and that it maintains the arable character of the countryside while contributing to the local and wider economy.

b. Minimise the need to travel and reduce car dependency;

2.8 The nature of the proposed development as a grain store means that it will have associated vehicle movements with the comings and goings of farm traffic and grain lorries. There is little that can be achieved to reduce the dependency on farm vehicle movements given the importance of this business within the rural economy.

c. Make efficient and effective use of land by giving priority to the use of brownfield sites and achieve adaptable, compact forms of development through the use of higher densities;

2.9 During the initial stages of considering a site for the new grain store, Thriplow Farms reviewed its landholdings. As a farm, the majority of its land is farmed with small areas given over to working farmyards. In this instance, finding a brownfield site which was located a reasonable distance away from residential development was not possible. However, the proposed layout of the new grain store site is 50% smaller than the existing one on Lodge Road, Thriplow, because of the efficient layout of the site.

d. Include mixed-use development of compatible uses as appropriate to the scale and location of the development;

2.10 Given the proposed use as a grain store, it would not be compatible to share the site with any other uses.
e. Where practicable, use sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and include a Travel Plan to address the travel needs of labour during construction;

2.11 As an agricultural business, Thriplow Farms Ltd is conscious of its impact on the countryside and use of resources. It is committed to using local workforces for the construction of the new grain store in order to reduce their carbon footprint and support local economies wherever practically feasible. In respect of sourcing materials again, these will be sourced locally were possible in order to reduce the carbon footprint and benefit companies within the district.

f. Where practicable, minimise use of energy and resources;

2.11 As an agricultural grain store the requirements for energy and resources are low. An assessment by energy consultants Energist concluded that as a non-residential agricultural building with low energy demand, the proposed grain store is exempt from low energy requirements. No installed heating will be used. The applicant however proposes use of a 50,000 litre water tank for collection of rain water which will further reduce any demand for resources. The buildings will be replacing dated buildings, on another site and will be more energy efficient as they are newer in construction and will accommodate new infrastructure.

h. Incorporate water conservation measures

2.12 As part of the proposals a rain water harvesting system will be installed which will incorporate a tank with a capacity of 5,000 litres. The rainwater will be collected from roofs and will allow for the water to be used to wash agricultural machinery or for other purposes. This quantity will resource a site of this size and reduce the need for the site to use mains water.

i. Minimise flood risk;

2.13 The site is within Flood Zone 1 but as the area is in excess of 1 hectare a Flood Risk Assessment has been prepared and is submitted with the application. This assessment together with the sustainable drainage strategy demonstrates that, with suitable detailed design, the proposed development will not increase the risk of flooding on the site or elsewhere.

j. Where practicable, use sustainable drainage systems (SuDS);

2.14 The supporting surface water strategy utilizes wetland areas in order to ensure that the development of the site will not increase the risk of flooding either on the site or elsewhere.

k. Mitigate against the impacts of climate change on development through the location, form and design of buildings;

2.15 The proposed development on site will be in line with National Planning Policy Guidance that sets out strategies to mitigate and adapt to the threat of climate change.
2.16 As an agricultural grain store the requirements for energy and resources are low and proposals do not incorporate any heating.

I. Ensure no unacceptable adverse impact on land, air and water;

2.17 The proposed development makes use of agricultural land for the purpose of an agricultural building which is required to maintain the associated land and allow for operation of the agricultural business. Location on agricultural land is recognized as appropriate as discussed in the pre-application feedback with the council dated 26th July 2017. The improved design of grain store will be an efficient use of space and also reduce the impact on air quality given that the grain bins will be enclosed, unlike the existing building. As such, dust will be contained within the new store. The water demand for the site and impact from drainage will also be further reduced by water collection tanks.

m. Contribute to the creation of mixed and socially inclusive communities and provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;

2.18 Not applicable to this development.

n. Where practicable, include infrastructure for modern telecommunications and information technology to facilitate home working;

2.19 Not applicable to this development.

o. Conserve and wherever possible enhance biodiversity of both wildlife and the natural environment;

2.20 To ensure no impact on the current wildlife an ecological survey was conducted which identified no potential habitats for wildlife within the area. The proposal will include planting along the northern and southern boundaries and in addition an area of planted trees towards Fowlmere Road. This will result in a net increase in biodiversity on site.

p. Conserve and wherever possible enhance local landscape character;

2.21 This matter is addressed in more detail in the Planning, Design and Access Statement that has been submitted with the planning application. Although an impact on the landscape of Fowlmere Road is expected due to size and location the proposed design takes steps to minimize this where possible. The use as an agricultural building is considered to be acceptable and commonplace in this location and planting along the site boundaries will create a screen to reduce visual impact.

q. Involve community and providers of community services in the design process;

2.22 The application is supported by a Statement of Community Involvement which sets out the consultation that has been undertaken to date with the local community as well as with the local planning authority. With respect to involving the community, a public exhibition was held in Thriplow and Foxton to give residents the opportunity to view the proposals, together with two special residents’ meetings, one in January 2017 and one in July 2017 to specially answer residents’ questions.
r. Conserve and wherever possible enhance cultural heritage

2.23 An historic environment desk based study has been carried out and the assessment supports this application. The report identified the most important site for archaeological significance to be a Scheduled Monument south east of West Hill. The report identified a low to moderate potential for presence of any archaeological features to be present on the development site including other heritage assets.
3. CONCLUSION

3.1 The proposed development will provide a new grain store to accommodate the needs of Thriplow Farms. The current grain store site has become unfit for purpose and requires relocation to a site which is more appropriate for use by the farm and its agricultural equipment.

3.2 The proposed development will introduce a grain store which is in character with other agricultural buildings in surrounding areas and also landscaping onto a site where there is presently none.

3.3 It is considered that the proposed development complies with the requirements of DP/1 and is consistent with the principles of sustainable development in this policy and the Framework.