

DESIGN & ACCESS STATEMENT
Change of use of farm building to commercial
buildings at Temple Hall farm, Wellsborough

Site Appraisal & Policy

The applicant wishes to change the use of the redundant farm building to a commercial storage (B8) use. Due to a change in farming policy the buildings at Temple Hall Farm are now redundant. The buildings were designed for a dairy enterprise which no longer exists on the farm and all of the existing buildings have change of use for commercial purposes. Planning Policy under the National Planning Policy Framework recognises the need for farms to diversify and reuse farm buildings for non-farming activities.

Design

The proposal would not seek to change the external appearance of the existing buildings. Additional landscaping is proposed to screen the buildings from the neighbouring properties as consented under the previous application 20/00354/FUL

Highway & Access Considerations

Improvements to the existing access were granted under the previous application on the site. Parking would be within the existing yard area where there are designated parking spaces. There would be no additional traffic movements or parking requirements as the building is being used by the tenants of Unit 1.

Flooding

The property lies within Flood Zone 1