

DESIGN & ACCESS STATEMENT

Planning Notification REF: PP-012089966

Erection of Yard Covering at Densham
Farm

1. Construction

The proposed building will consist of the following design aspects (Please refer to the attached plans and drawings for reference):

- Roof - corrugated fibre cement sheets, natural grey colour all fixed in accordance with manufacturer's instructions
- Walls – open
- Floor – Existing concrete yard is to form the building floor

2. Amount of Development

As set out on the plans attached, the total footprint of the proposed building measures 12.1m x 50m = 605m². The proposed design incorporates a maximum ridge height of 6.4m; slightly lower than the adjacent buildings.

3. Proposed Layout

As explained in the attached covering letter, on the basis that the building is necessary to cover an existing area of yard and dilapidated building, there are no other suitable or possible locations at Densham Farm. Siting the building elsewhere on the farm would defeat the purpose of the development.

The proposed position uses the existing topography and yard levels resulting in minimal impact to the surroundings and the landscape. The existing farm accesses does not require any alteration.

4. Scale

As described above, the footprint of the building is to be 12.1m x 50m = 605m².

5. Landscaping

It is anticipated that no landscaping will be required as the proposed development will utilise existing levels.

6. Access

There is existing access into the farmyard from the public highway will continue to be used as they have been for a number of years. There will be no increase in the number of traffic movements as a result of this development, other than during the construction stages.

7. Ecology

Based on a visual inspection, no protected species are known to inhabit or use the proposed site which is an existing farmyard.

8. Maintenance and Waste

The building has been designed to make it practical and functional for modern farming and by using modern high-quality materials. This ensures that the structure requires little maintenance. However, the building has been designed to allow easy and safe access for any maintenance requirements. Any waste materials from the construction process such as crushed concrete that cannot be recycled will be disposed of to an approved facility.

9. Noise Impact

The farm is currently a working farm, and this will continue to be the case. It is anticipated that the building, if anything, will reduce the amount of noise escaping into the surrounding environment from the farm and the cows as a result of its development.

10. Contamination Risks

No potential existing contamination has been identified, as previously mentioned part of the purpose of this proposed development will be in order to reduce the amount of run-off from the farmyard.

11. Flood Risk

Some of the existing buildings at Densham Farm lie within Flood Zone 2 but the proposed site does not lie within any area of identified potential flood risk. Rainwater from the roof of the proposed building will run off into clean water drainage or an existing soakaway system. Accordingly, there will be a material decrease in surface water run-off from the site as a result of the current proposal.

12. Other Material Considerations

Highway safety- The proposal would have no potential for adverse impact in highway safety terms as it is simply covering an existing yard area. The existing highway access requires no improvement, and the current arrangement allows all vehicles sufficient space to ensure they are parked clear of the highway. Within the site manoeuvring and parking facilities for all vehicles are currently sufficient and will continue to be to ensure all may enter and leave the site safely without prejudicing the safety and function of the existing highway fronting the site.

13. Additional Information

We attach as appendix 1 several photos of the existing yard to be covered by the proposed new buildings.

We have separately uploaded a copy of the scheme summary detailing the approved funding for the proposed new building.

Appendix 1 – Photos

Existing Yard West Elevation



Existing Yard East Elevation

