



# PLANNING STATEMENT

## PROVISION OF NEW LIVESTOCK BUILDING (APPLICATION 2 OF 2)

AT NEW HARTSWELL FARM, HERODSFOOT,  
LISKEARD, PL14 4QY

ON BEHALF OF MR G SAYERS

REF: AMB

MAY 2021

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## **BACKGROUND**

Luscombe Maye have been instructed by the Applicant, Mr Geoff Sayers, to prepare and submit a Full application for the provision of a new livestock building at New Hartswell Farm, Herodsfoot.

The Applicant farms a large acreage across the South West, operating a highly successful organic dairy business. New Hartswell Farm is a 137 acre holding that has been owned and farmed by the Applicant since 2007. New Hartswell Farm is run in conjunction with Hole Farm, a larger dairy holding comprising 600 acres which is on a Farm Business Tenancy. New Hartswell Farm has provided the Applicant with a base for youngstock to be housed, silage cutting ground and livestock grazing. The Applicant is expanding the farming operation at New Hartswell and this application seeks approval for a new building to be positioned in between the existing buildings on the site.

The site comprises a livestock building and a storage building that gained approval in 2012 under reference PA12/09461 and PA12/09458. The storage building was damaged in a fire last year and is currently bring repaired.

## **PROPOSAL**

This application is 2 of 2 that seeks approval for a livestock building to be sited between the existing buildings on a level yard area. The building is required to support the current farming system and to enable expansion. It has been designed to house livestock and the feed barriers will face the existing livestock building.

## **DESIGN**

The proposed livestock building will be 24m long x 16.5m wide, 4.5m to eaves and 6.9m to the ridge. The building will be a steel frame construction with concrete wall panels to 1.8m high and Yorkshire boarding above under a fibre cement roof. The north west elevation will comprise feed barriers under a 2.4m cantilever. The north east elevation will have two metal sheeted gates for access and the south west elevation will be open and will adjoin building 1.

## **ACCESS**

The building will be sited within the cluster of existing buildings on the site. The site is accessed via a rolled stone track that leads from the Council highway to the buildings. No changes to the existing access are proposed within this application.

## **USE**

The proposed agricultural building will provide additional cattle housing and will be purpose built for its intended use.

The building will improve welfare and provide greater space throughout the winter months, and better ventilation will considerably reduce the risk of pneumonia and additional respiratory problems that cattle may be susceptible to.

#### **DRAINAGE**

A surface water drainage system is in place on the site and is considered to have capacity to accommodate the proposal. Surface water drains to a water collection manhole within the yard, a pipe takes surface water to a substantial soakaway as indicated on the attached plan.

#### **PLANNING POLICY**

Cornwall Local Plan has a presumption in favour of sustainable development and supports development in the countryside that supports the rural economy.

New Hartswell is an established farmstead, the proposed additional livestock building will enable the expansion of an existing farm business whilst not impacting the landscape setting. The building has been designed to serve the needs of the agricultural enterprise, it will utilise materials that are in keeping with the existing buildings and will be sited within a cluster of existing agricultural buildings on the site.

#### **LANDSCAPING**

No new landscaping is considered necessary as the proposed building will be sited on an existing level yard area in between two buildings. The proposal will not have a negative impact on the wider landscape setting.

#### **LUSCOMBE MAYE**

**MAY 2021**