

DESIGN & ACCESS STATEMENT

to accompany a planning application to

CORNWALL COUNCIL

**for the construction of a
Machinery Store and
Covered Washdown Area**

at

**Bradridge
Boyton
Launceston
Cornwall
PL15 9RL**

Applicant: BW & A Strout, c/o Mr P. Strout

April 2021

This Design and Access Statement should be read in conjunction with the submitted plans, drawings, and application form together with a fee of £96.00 for Cornwall County Council. This application was submitted and approved in 2016 under planning reference: PA16/09133, however, no works have since commenced. A second application is therefore required to grant the applicant permission again to proceed with the works to construct the building.

1.0 PROPOSAL

To erect a 36.60m x 13.72m (120' x 45') steel framed building under a fibre cement corrugated roof covering a steel framed portal structure. It is proposed that the south elevation will be enclosed using concrete panels to 1.00m high. The north elevation will be open with 6.09m (20') metal sheeted doors to the washdown bay on the westerly section/bay. The gable ends will be enclosed in a similar manner to the south elevation.

The building is to be constructed to improve the containment of sprayer washings to avoid entrance into the surrounding watercourses. The project is supported by the local Catchment Sensitive Farming Officer and West Country Rivers Trust. The foul water from the sprayer washdown area will be collected and in time connected to a Bio Bed for the percolation of the water through a designed system.

2.0 FARM

Mr Strout farms approximately 500 acres (202 ha) of arable land which is currently utilised for a range of arable crops sold to local farmers. The land ownership plan submitted alongside the application demonstrates the extent of the holding at Bradridge. The other land farmed by Mr Strout is at Tetaridge Barton. Land contract farmed by Mr Strout is taken on a short-term cropping basis on an annual basis from a range of local farmers.

3.0 THE DESIGN ELEMENT

3.1 Amount

A 36.56m x 13.72m (120' x 45') steel framed livestock building under a fibre cement sheeted roof. The site is currently level no levelling work will be required to erect the building.

3.2 Use

The building will be used to store machinery and as a specific crop sprayer washdown area to aid the containment of foul water from the crop sprayer washdown. The remaining space will enable more machinery to be stored inside giving it better protection against the elements and reducing the site clutter.

3.3 Layout

The site of the proposed building is in field parcel SX3193 4629, it is adjacent to the main corn storage buildings at Bradridge Farm. The site is bound by the public highway on the west, an existing hedge bank to the south, an existing yard to the north and a track to the east.

3.4 Scale

Length	36.56m (120')
Width	13.72m (45')
Height to eaves	5.49m (18')
Height to ridge	6.09m (20')

4.0 LANDSCAPING

The site is currently sheltered to the south and west by the existing hedge bank, to the north and east by the existing buildings. The topography of the land is level so little benefit will be achieved by additional landscaping. The existing hedge banks will however be allowed to grow up, but it is, in our opinion, otherwise impractical to take any further landscaping works.

5.0 APPEARANCE

Walls	The south elevation, east and west gable ends will be enclosed using concrete panels to 1.00m with dark green box profile over. The north elevation will be open using both metal sheeted doors 1.80m for the washdown area.
Roof covering	Steel framed structure with corrugated fibre cement sheeting over.
Floor	Concrete/hardcore
Doors	20'6.09m doors on both the north elevation washdown area the remaining bays will be open
Rainwater	Eaves gutters to be 150mm on the side, downpipes to each side. PVC brackets.
Drainage	All clean water will drain into soakaways. There will be no dirty water.

6.0 ACCESS

Access will be gained through the existing farmyard from the public highway; the proposal will not increase traffic to the farm.

7.0 EQUAL TERMS – ACCESS

This should not be required on a farm. Similarly, access will not be a problem to the site being no different to the existing.