

DESIGN AND ACCESS STATEMENT

SILAGE CLAMP 1

AT

NORTHAMS FARM
YARCOMBE
HONITON
DEVON
EX14 9LZ

APPLICANT

CG & WL RICH & SON

AUGUST 2022

DESIGN AND ACCESS STATEMENT

PROPERTY: NORTHAMS FARM, YARCOMBE, HONITON, DEVON, EX14 9LZ

PROPOSAL: SILAGE CLAMP 1

APPLICANT: CG & WL RICH & SON

1. BRIEF BACKGROUND TO THE PROPOSED DEVELOPMENT

The applicant is the owner occupier of Northams Farm in Yarcombe which is ran as a commercial dairy unit. The holding consists of a farmhouse, a range of a modern agricultural buildings with dairy facilities and approximately 160 acres of land. An additional 133 acres of land is rented on various rental arrangements.

This application is to provide a silage clamp on site and deals with all the necessary criteria to satisfy the requisite needs.

2. SUMMARY OF THE PROPOSED DEVELOPMENT

The silage clamp will be a regular shape measuring 27.5m x 12.2m. The proposed north west and south east elevations will be open fronted. The north east and south west elevations will be partly enclosed with concrete panels and open above. It has a dual pitch roof design constructed from anthracite grey cement profiled sheets. The north east elevation will join silage clamp number 2 under a separate application.

3. FUNCTIONAL JUSTIFICATION

The applicant requires an undercover storage facility for the fodder produced on the holding, to be stored appropriately to feed the livestock on the holding during the winter months. The clamp will be built in accordance with the Storing silage, slurry and agricultural fuel oil (SSAFO) Regulations 2010 to include an impermeable base, walls, external perimeter drains and installation of an effluent tank. Building the clamps to these regulations will ensure the clamp is 'compliant' and reduces the risk of a possible pollution incident. Roofing the clamp will also help to reduce dirty water creation and the risk of run off which is beneficial as the holding is within an area of high priority for water quality.

The applicant has had a visit from an Agricultural Regulation Inspection Officer from the Environment Agency and the outcome of the visit was the current earth banked clamps are not compliant with the SSAFO Regulations and have been condemned, thus the submission of this application.

4. DESIGN PRINCIPLES AND CONCEPTS

4.1 Use: Use of the building will be for storing fodder in a compliant way.

- 4.2 Layout: The layout of the proposed building has been selected to provide the necessary capacity for the proven need.
- 4.3 Appearance: The proposed building follows a conventional design and is similar in scale and design to many other examples within the area.
- 4.4 Scale: The scale of the proposed building has been designed to meet the current requirements of the enterprise and the holding.
- 4.5 Landscaping: Due to the nature of the surrounding area and the existing building and the proposal being cut into the landscape, it is considered no landscaping will be required.

5. POLICY

East Devon Local Plan 2013 to 2031, adopted in January 2016 states the following in D7:

New agricultural buildings and/or buildings intended for intensive agricultural activities that could give rise to adverse amenity, landscape, environmental or other impacts will be permitted where there is a genuine agricultural need for the development and the following criteria are met:

1. *It is well integrated with its surroundings and closely related to existing buildings, being of appropriate location, scale, design and materials so as not to harm the character, biodiversity and landscape of the rural area particularly within the AONB.*
2. *It will not be detrimental to the amenity of nearby residents on grounds of smell, noise or fly nuisance.*
4. *It has been established that there is no other suitable buildings on the holding or in the vicinity which could meet the reasonable need.*
5. *It will not lead to an unacceptable increase in traffic on the local highway network*
6. *All clean roof and surface waters will be drained separately from foul drainage and foul drainage will not discharge to any watercourse in order to prevent pollution of the water environment.*

We consider that the proposed building is in kilter with this policy.

5. PROPOSED ACCESS ARRANGEMENTS

The access to the proposed building will be via the existing farm track accessed off the public highway.

Sheamus Machin FRICS FAAV (agent for the applicant)
August 2022