

DESIGN AND ACCESS STATEMENT

PERMANENT AGRICULTURAL WORKER'S DWELLING

AT

**LITLEDOWN FIELDS  
YARCOMBE  
HONITON  
DEVON  
EX14 9LZ**

APPLICANT

**MR & MRS JT & LA WEBBER**

NOVEMBER 2022

## **DESIGN AND ACCESS STATEMENT**

**PROPERTY:** LITTLEDOWN FIELDS, YARCOMBE, HONITON, DEVON, EX14 9LZ

**PROPOSAL:** PERMANENT AGRICULTURAL WORKER'S DWELLING

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### **1. USE**

The site will be used for the erection of a dwelling for the use as a farm worker's dwelling.

### **2. AMOUNT**

The proposal is to erect 1 dwelling with associated access and domestic curtilage.

### **3. LAYOUT**

It is proposed to take the access from the highway via the existing farm access. The proposed dwelling is to be located to the southeast of the existing agricultural buildings and the location has been selected as having a minimal impact on the surrounding landscape.

The dwelling is to be constructed with the front elevation facing north west and a modest amount of garden curtilage is proposed.

The functional need for the dwelling and its siting is supported by the agricultural appraisal submitted with the present application.

### **4. SCALE**

The proposed 2-storey dwelling of modern design will have a residential floor area of 159m<sup>2</sup>. The farm office, boot room and garage has a floor area of 59.5m<sup>2</sup>.

### **5. LANDSCAPING**

There will be a timber post and rail fence erected to the east, south and west boundaries with screen planting in the form of indigenous hedging sourced locally.

### **6. APPEARANCE**

The dwelling has been designed to be similar in shape and characteristics of modern farmhouses in this part of rural East Devon. The exterior walls will be flint stone to house and cream painted render to the garage. Doors and windows will be grey UPVC. The roof

covering will be natural slate with aluminium rainwater goods.

## **7. ECOLOGY**

The proposed site is in part of the agricultural field adjacent to the farmstead. The land has received both agricultural mechanical and chemical operations over the last 15 years and is not considered to be semi-improved or unimproved. It is thought that the site does not present any ecological value resulting in no ecological studies to be undertaken.

## **8. NUTRIENT NEUTRALITY**

The Natural England's Water Quality and Neutrality Advice dated the 16<sup>th</sup> March 2022 has been considered for this proposal. However, this farm is not located within the River Axe Special Area of Conservation nor is the development resulting in an intensification of livestock on the holding. We have concluded that no nutrient neutrality assessment needs to be provided with this present application.

## **9. FLOOD RISK**

The site has been viewed using the Environment Agency flood map for planning and it lies within Flood Zone 1. Therefore, no mitigation measures have been undertaken.

## **10. ACCESS**

Access from the highway will be taken via the existing farm access and internally the dwelling will be accessed via a crushed stone parking and turning area.

Sheamus Machin (agent for the applicant)  
November 2022