

DESIGN & ACCESS STATEMENT

On behalf of:

Mr Mike Purvis and Ms Nicola Zaina

In respect of:

A Planning Application for a Proposed Replacement Agricultural Building

At:

Land Kemps Meadow,
Tregony,
Truro
TR2 5TD

July 2023



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1.0 SUMMARY

- 1.1. This statement has been prepared with reference to Cornwall Council planning application validation checklist and is believed to provide sufficient evidence to support the required elements of the local requirements contained therein.
- 1.2 The attached planning application relates to a proposed replacement agricultural building at Land at Land Kemps Meadow, Tregony, Truro TR2 5T on behalf of the applicants, Mr Mike Purvis and Ms Nicola Zaina.
- 1.3 This application has been prepared and submitted by Yvonne Davies who is a planning consultant with the relevant planning experience and expertise in relation to this type of application.

2.0 DISCLAIMER AND LIMITATIONS

- 2.1 Davies Rural Property Consultants has prepared this report for the sole use of the named client or clients in accordance with our terms and conditions under which all of our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any services provided by us. Information contained within this report document has been obtained from a variety of sources including statutory record, generally available public information, third party supplied information and through personal correspondence with the applicants.

3.0 INTRODUCTION & BACKGROUND

- 3.1 The applicants purchased the land known as Kemps Meadow with the intention of setting up a flower and herb farm on the property. It is intended that this will be a sustainable artisan enterprise which will serve the local area in line with local and national planning policy.
- 3.2 Kemps Meadow sits on the edge of the village of Tregony. It is understood that it has been used for agricultural use for many years and has been cropped as well as being laid to pasture.

3.3 The property is bounded by agricultural land, residential property and the highway.

3.4 The land currently has an existing agricultural building sited in the south western corner of the field enclosure as shown on the attached site plan. The building is a pole barn constructed with telegraph poles clad externally with corrugated metal sheeting. Unfortunately the building is in a dilapidated state and the applicants therefore wish to replace it with a modern building which is fit for purpose and meets their requirements for their proposed enterprise.

3.5 It is intended that the proposed building will be used for the storage of equipment as well as processing flowers and herbs grown on the holding.

4.0 DESIGN & ACCESS DETAILS

4.1 The proposal site is identified outlined in red on the attached site plan at Appendix I. It is located in the south western corner of the field enclosure.

4.2 The current access to the site is via an existing field entrance gate off the highway which is located to the north of the proposal site. The access lies on a section of highway with good visibility splays in both directions. The access track will be formalised as shown on the attached site plan. This will facilitate vehicular access to the building. The track will be constructed by removing the topsoil and applying compacted hardcore and rolled stone.

4.3 The proposed building will be constructed with a solid concrete floor, a mono-pitched frame with timber clad walls. The roof frame will be mono-pitched and clad with corrugated fiber cement roof sheets. The building will be fitted with timber framed and clad doors as shown on the attached elevation drawings. Windows will be fitted to the preparation area to allow natural light for working.

4.4 The roof will be fitted with solar panels as shown on the attached roof plan. This will assist the applicants in their sustainability goals and provide sustainable electricity source to the proposed building.

- 4.5 The proposed building will be 14.14 meters long by 7.14 meters wide and there is just over 101 square meters in total. The rear of the building is 4 meters high and the front is 5 meters high. There is a 3 meter wide set of entrance doors on the north eastern elevation. There are a set of 3 meter wide sliding doors on the north western elevation.
- 4.6 The external yard area will be constructed with a hardcore base dressed with rolled stone.
- 4.7 No material will be exported from the site during construction. The excess topsoil which will be scraped off the site, the access and yard areas will be used within the holding within the growing areas.
- 4.8 Surface water drainage will be to a soakaway. The location of the soakaway is to the south east of the proposed building as shown on the attached plan. This will deal with surface water drainage from the building and the yard.
- 4.9 The applicants will require a w/c within the proposed building and foul drainage will be to a package treatment plant as shown on the attached site plan. Water to the property will be supplied by rainwater harvesting. The applicants have also taken professional advice about abstracting water onsite via a borehole. If successful, they intend to implement this to supplement their water supply.
- 4.10 The application is accompanied by a completed wildlife trigger list. There are no trees, hedges or vegetation on the site. It is also accompanied by a green infrastructure statement and plan.
- 4.11 The site is not located within a designated area and is not known to be affected by other statutory or limiting designations.

5.0 Environmental / Biodiversity Statement

- 5.1 Following a walk-over site survey investigation by the author there is believed to be no known or discernible detrimental effect of the proposal upon protected species or any environmentally sensitive receptors.
- 5.2 In the interest of minimising landscape impact at night and risk of impact to biodiversity particularly to foraging bats and other nocturnal species lighting at the site is to be kept to an absolute minimum both to ensure a pleasant 'dark' environment for human inhabitants - and also in reference to minimising light pollution and general visibility of the unit in the wider area.

6.0 Drainage and Flood Risk

- 6.1 We have consulted the Environment Agency's flood risk data and found that the site is not located within a designated flood risk zone. There is no reason to believe that localised flood risk exists within the site, likewise applied surface finishes are of a permeable nature - to ensure swift migration of rain water to the ground – thus preventing flood risk exacerbation on / off site.

7.0 Conclusion

- 7.1 The proposed replacement agricultural building will replace an existing building of a similar design in terms of form and scale. It is of a standard design commonly seen in the area for agricultural use. It is not considered that it will have any detrimental impact on the surrounding landscape or properties.
- 7.2 The proposed development will be relatively small in scale and will have a minimal impact due to the nature and type of development. It complies with local and national planning policy and will help support a sustainable enterprise in the countryside as promoted by the NPPF and Cornwall Local Plan Policy 7.

- 7.3 It is believed that the attached application and evidence provided above should enable the Local Planning Authority to reach a positive decision within typical determination periods.

APPENDIX 1

- Site Plan

APPENDIX II

- Ownership & Location Plan

APPENDIX III

- Ground Floor Plan and Roof Plan

APPENDIX IV

- Elevation Drawings