

DESIGN AND ACCESS STATEMENT

ROOFING OVER EXISTING SILAGE CLAMP

AT

APLINS FARM
MONKTON
HONITON
DEVON
EX14 9QN

APPLICANT

APLINS FARM LTD

JANUARY 2024

Sheamus Machin
CHARTERED SURVEYOR • VALUER • LAND AGENT

DESIGN AND ACCESS STATEMENT

PROPERTY: APLINS FARM, MONKTON, HONITON, DEVON, EX14 9QN

PROPOSAL: ROOFING OVER EXISTING SILAGE CLAMP

APPLICANT: APLINS FARM LTD

1. BRIEF BACKGROUND TO THE PROPOSED DEVELOPMENT

The applicants are the owner-occupiers of Aplins Farm, which is a holding situated in the parish of Monkton. The holding includes a farmhouse, a range of farm buildings and approximately 370 acres of owned land. The holding is run as a commercial dairy unit.

2. SUMMARY OF THE PROPOSED DEVELOPMENT

The application is for roofing over an existing open silage clamp. The proposal will measure approx. 21m x 24m with an eave's height of 7.3m. The proposal will be open to the south west and open above the existing concrete panels to the north east elevation. The proposed north west and south east elevations will be enclosed with existing concrete panels and timber cladding. The roof covering will be anthracite grey fibre cement profile sheets to match the existing.

3. FUNCTIONAL JUSTIFICATION

The building has been designed to cover an existing open silage clamp. The purpose is to reduce the amount of dirty water and increasing the amount of clean water with particular regard to the targeted river Otter catchment area.

The farm is in the East Devon River catchment which is a high priority area for water quality and has diffuse pollution issues associated with agriculture and inherent pollution pressures, such as elevated nitrate levels in the groundwater as well as phosphate, and sediment levels in the surface water, and elevated ammonia levels and other air quality issues.

The proposed works will benefit the environment by reducing foul drainage volumes, runoff, and risk of water pollution with particular regard to the targeted river catchment area. It is part of a capital grant agreement which has been provided by the Rural Payments Agency. It has received Catchment Sensitive Farming Officer's support.

DESIGN PRINCIPLES AND CONCEPTS

- 4.1 Use: The use of the proposal will be for roofing over an existing open silage clamp.
- 4.2 Layout: The layout of the proposed building has been selected to provide the necessary size to meet the needs of the business.
- 4.3 Appearance: The proposed construction follows a conventional design and is similar in scale and design to many other examples that can be seen across East Devon and on neighbouring farms.
- 4.4 Scale: The scale of the proposed barn has been designed to meet the current requirements of the enterprise and the holding.
- 4.5 Landscaping: Due to the nature of the proposal being sited within the farmstead adjoining the other existing farm buildings, it is thought the proposal will be within the building cluster, thus it is anticipated that no additional landscaping will be required.

4. ECOLOGY

The proposed site is agricultural farmyard that has a surface of concrete and therefore it is thought that the site does not present any ecological value resulting in no ecological studies to be undertaken.

5. NUTRIENT NEUTRALITY

The Natural England's Water Quality and Neutrality Advice dated the 16th 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.

6. 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.

7. 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.*
 - *It has been established that there is no other suitable buildings on the holding or in the vicinity which could meet the reasonable need.*
 - *It will not lead to an unacceptable increase in traffic on the local highway network*
 - *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 to roof over an existing silage clamp is in kilter with this policy.

8. PROPOSED ACCESS ARRANGEMENTS

The access to the proposed building shall be taken off the existing farm access to join the highway. The proposal will not result in an increase in vehicular traffic movements as the proposal is for roofing over existing open yard area and does not affect the livestock numbers on the farm.

Lucy Brooke MRICS FAAV (agent for the applicant)
January 2024.