

**JUSTIFICATION AND
DESIGN & ACCESS STATEMENT**

to be submitted in conjunction with an

APPLICATION FOR PLANNING PERMISSION

FOR THE ERECTION OF A MULTI-PURPOSE AGRICULTURAL BUILDING

At

Shuttleton Farm
Hemyock
Cullompton
Devon
EX15 3RX

Prepared by:

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Site: ST1211 9026

Shuttleton Farm, Road From Lickham Cross To Gipsy Cross, Castle Hill, Hemyock, EX15 3RX

Applicants: Mrs A Popham

Description: Erection of a multi-purpose agricultural building

This statement has been set out as suggested in the publication entitled 'Design and access statements – how to write, read and use them' published by the Commission for Architecture and the Built Environment'. This guidance document has been published to accompany the government circular 'Guidance on changes to the development control system' that became effective from 10th August 2006.

1. INTRODUCTION

Blackdown Consulting have been instructed by Mrs Popham to prepare the following Justification and Design and Access statement, in support of a full planning application for a multi-purpose agricultural building at Shuttleton Farm.

The site falls under the jurisdiction of Mid-Devon District Council. The proposal has been developed with consideration of the Mid-Devon Local Plan and the Taunton Deane Core Strategy 2011-2028 and the National Planning Policy Framework.

This statement should be read in conjunction with the submitted supporting statements as follows:

- Completed Application Form
- Location and Site Plans
- Plans and Elevations Drawings

The statement is set out to demonstrate the design and access of the proposed development.

2. SITE OWNERSHIP

Mrs A Popham

3. BACKGROUND

Shuttleton Farm is located approximately 1 mile from the village of Hemyock on Castle Hill on the road from Lickham Cross to Gipsy Cross. The farm lies within the Blackdown Hills National Landscape Area.

Mrs Popham has owned and lived at Shuttleton Farm since 1993. The farm is managed as a small holding, extending to 6.2ha of agricultural land. The land is registered as agricultural land and is laid to permanent pasture, with a number of mature trees.

4. Proposal

Figure 1 – Aerial Photo of Application Site



Mrs Popham proposes to erect a general purpose agricultural building in parcel ST1211 9647 within the red oval set out on the image above. The site directly adjoins an existing agricultural building at Shuttleton Farm.

Figures 2 & 3 – Photos of proposed location (hardcore area) & the existing building



Figure 4 – Photo showing the hardcore access track



Mrs Popham manages the farm as a small holding. There are currently horses and sheep and Mrs Popham hopes to expand this to include a small number of rare breed cattle. There is currently a small flock of mixed breed sheep, some of which are rare breeds, which are lambed in the early spring.

The existing farm building has been in location for 50 years plus. Due to its design it is no longer fit for purpose. The roofline is exceptionally low, with a single main access door, the building is solid walled allowing no ventilation and has asbestos roofing sheets.

The flock of sheep are currently lambed outside due to lack of an appropriate building, which is leading to excess lamb losses and complications that would not arise if the flock were lambing in a building. This building will also act as a base to complete animal welfare tasks such as worming and shearing. Using a familiar building and set-up will increase welfare standards in the flock as these tasks are currently undertaken in mobile set ups which increases the stress levels of livestock.

Due to the size of modern machinery, there is no inside space where the farm equipment can be stored as the tractor owned by the farm does not fit through the access door of the existing building.

As mentioned, Mrs Popham would also like to expand the small holding. She previously owned a number of rare breed cattle, but due to not having the correct housing facilities, they had to be sold. The farm requires a well ventilated building to overwinter any cattle to avoid poaching of the grassland and to prevent health issues that arise from out-wintering and poor ventilation, such as pneumonia.

The site will be accessed via an existing farm track that leads directly from the road, as can be seen in the aerial photo above. Vehicle movements to the new building are expected to be infrequent, but vehicular access to the site is important as when livestock has to leave the farm if they can be held in a familiar building, before loading from direct from the building animal stress levels will be kept low and therefore better welfare standards can be upheld.

The proposed building will be constructed of three bays, one measuring 6.09m (20ft) and the other two bays will measure 4.57m (15ft). The proposed building will be constructed from a galvanised steel frame, with single height concrete panels and then juniper green cladding walls to 150mm below the height of the panels on a solid concrete base of 1m. The proposed roof will be constructed with timber eaves beams, timber perlins and fibre cement roof sheeting.

The proposed north elevation will meet the southern elevation wall of the existing agricultural building in place. The east & southern elevations will be solid walled. The west elevation will be solid walled on the two most southerly 15ft bays, with the 20ft bay being fully open to allow for access and ventilation. In effect this building will look like a modern extension to the current building.

There are mature, high hedges to the east of the building which will provide natural screening for the proposed building from the road. There are a number of trees which have semi-matured which will provide further screening for the proposed building. The proposed building will be clad in juniper green cladding so will not be obtrusive to the landscape and has been carefully designed to reflect the surrounding landscape. .

5. USE

The building will be multi-purpose in nature, although every use will be agricultural.

There is a real need for this building, without it the applicant will be unable not be able to continue with agricultural operations on the holding as the current building is no longer suitable and the welfare of the animals is currently compromised as set out above. Other secondary reasons for this building are as follows:

- Security – agricultural equipment is expensive and highly desirable, therefore theft of this equipment is a common occurrence and therefore must be stored in a secure building to ensure its safety and to discourage rural crime.
- Longevity of equipment – in order that equipment is kept in the best condition for use it should be stored inside so that it does not rust or rot. There is currently no other facility for this at Woodend Farmhouse.
- Storage of forage – the building will provide a space to store any forage crop taken from the land. Once cut and made into haylage/hay, these commodities should be stored inside to ensure that they are kept in a usable condition. If hay gets wet for example, it will quickly go mouldy and therefore cannot be used or it can get hot and can become a fire risk.
- Livestock operations – For the welfare of the animals owned and hoped to expand to include it will be essential to have a space to store all the equipment needed for such animals (such as ear-tagging equipment, basic veterinary supplies).

The building has been designed to take all these activities into account.

6. **AMOUNT**

This application is for a single new agricultural building on the site of an existing hardcore yard area at Stapleton Farm. The proposed building will measure 13.26m (43ft6in) x 15.24m (50ft).

LAYOUT

The building will be located on an area of south of the existing farm building at Shuttleton Farm on an area of existing hardcore yard.

The building will have three bays, the first measuring 6.096m (20ft) and the second and third measuring 4.572m (15').

SCALE

The building will have a footprint of 15.24m (50ft) x 13.26m (43ft 6in). The total area of the building will be 202.08m².

The eaves height of the proposed building will be 4.11m (13ft 6in).

The ridge height will be 5.79m (19ft).

The angle of the roof pitch will be 14.22°

The proposed building has been designed to be of a scale appropriate for its intended use. The proposed building has been designed to take into account British Standard BS5502 – Building of Structures for Agriculture.

7. **APPEARANCE**

The appearance of the proposed building has been carefully designed to be in character with the area and to blend in with its surroundings.

The proposed building will be clad in juniper green cladding from the roofline to a height of 150mm below the top of the concrete panels on all elevations, bar the opening on the 20ft bay of the west elevation. The roof will be covered with a green fibre cement roof sheeting. This use of neutral materials has been carefully selected to ensure the building is not offensive in its appearance.

8. **LANDSCAPING**

The juniper green cladding of the proposed building has been carefully selected so that the building will require minimum landscaping.

There are well established tall hedgerows & trees already in place on the boundary of the site with the road and the boundary of Shuttleton Farm. There are a number of established trees down the farm track. It is not thought that the building will be visible from the road or neighbouring properties due to the number of trees and hedgerows in place on the site.

The proposal is not thought to cause any demonstrable harm to the visual appearance to the visual amenity of the area.

No further landscaping is thought to be required, although the applicant is happy to receive comments from the landscape officer.

9. **ACCESS / TRAFFIC MOVEMENTS**

The proposed development is not thought to create any extra traffic movements.

Access to the new building will be via an access track to It is not thought that the new building will evoke and extra vehicular access movements.

10. **PLANNING POLICIES**

The building has been designed to take into account National Planning Policy Framework, paragraph 28.

We feel that this development is supported by local planning policy. It is felt that the proposed development is in line with the following, taken from the Somerset West and Taunton local Plan Policy DM2 – Development in the Countryside

'4. Agriculture, forestry and related

a. new non residential agricultural and forestry buildings commensurate with the role and function of the agricultural or forestry unit'

11. **SUMMARY**

I feel that we have set out a clear need for the proposed building on land at Shuttleton Farm. The new building will allow for better husbandry of livestock on the site and allow for expansion of the smallholding business. The scale of the building is wholly appropriate for its use and should not be obtrusive to neighbouring properties.

12. **FUTURE PLANS**

The applicant has no further plans for any development at the farm.

