



Robert H Hicks & Co

Chartered Surveyors | Valuers | Rural Property Advisors

Design and Access Statement

to accompany a planning application to

Cornwall Council

for the

Covering Over of Agricultural Yard

at

Higher Whiteleigh Farm

Whitestone

Holsworthy

Devon

EX22 6LB

Applicant

Messrs WJ Mably



Robert H Hicks Ltd
Registered Office: West Hele, Buckland Brewer, Bideford, Devon EX39 5LZ
info@roberthicks.co.uk | www.roberthicks.co.uk
01237 451044

Registered in England and Wales. Company Reg No. 4854512



This Design and Access Statement should be read in conjunction with the proposed plans and application form submitted together with a fee of £184.00 to Cornwall Council.

1.0 Proposal

The proposal is to erect a 58.71m x 9.14m maximum (38.09m x 5.29m minimum) framed building to cover over an existing agricultural yard. The building will ensure that clean rainwater can be diverted away from the agricultural yards. In this instance, the yard is used as a livestock feeding area on the northern part, with the larger southern section covering an area frequently used for the movement of vehicles transporting FYM and slurry from the buildings to the dung store and slurry store to the south. By covering over the yard area, it will reduce the amount of dirty water being generated, washing into the slurry store and dung store to the south, as well as preventing the amount of dirty water washing out into the field adjoining. By reducing the amount of dirty water washing into the slurry pit, it allows for increased storage capacity for the slurry itself, lengthening the time it takes for the slurry pit to reach capacity. This gives the applicants greater flexibility in ensuring the slurry is spread only at favourable times.

The building will adjoin the existing agricultural buildings to the west.

2.0 Farm

Higher Whiteleigh Farm extends to some 339 acres (137 hectares) of productive grassland utilised for the breeding and rearing of dairy cows, currently occupied by 400 cows being managed as a flying herd. The holding was purchased by the Mabllys a couple of years ago and they are currently in the process of improving the facilities on the farm. The proposal is to improve water quality within the area by reducing the risk of dirty water runoff, which has been endorsed by Catchment Sensitive due to the benefits this will provide.

3.0 Design Element

3.1 Amount

The proposed building will total some 426.32m².

3.2 Use

The proposed building will be used to cover of an existing slurry store.

3.3 Scale

Length - 58.71m Max. (38.09m Min.)

Width - 9.14m Max. (5.29m Min.)

Eaves height - 4.88m Max. (3.66m Min.)

Ridge height - 5.83m Max. (4.88m Min.)

4.0 Landscaping

No landscaping works have been incorporated in the development as the building will be taken off an existing building to the north, east and west. There are a several buildings to all elevations of the proposed building, which will be incorporated with the existing farmyard. Additional, land within ownership to the south drops away to a line of trees, which reduces the impact of the farmyard to the south significantly. Therefore, landscaping requirements should not be necessary.

5.0 Appearance

Section	
Frame	Steel Portal Frame
Walls	Open to eaves
Roof Covering	Corrugated fibre cement sheet with 10% clear panels
Rainwater Goods	uPVC gutters and downpipes connecting to existing clean water discharge mechanisms

6.0 Access

Access will be gained through the existing farmyard entrance to the public highway. The proposal will not increase traffic to or from the farm.

In terms of disability access as far as practical in a farmyard, access will be via same means as normal.

7.0 Surface Water

Surface water from the proposal will be connected to a rainwater harvesting system.

8.0 Green Infrastructure Statement

The proposal will have relatively no impact to the neighbouring properties, being roofing over of yard area with existing buildings on most elevations, meaning there will be minimal impact visually and will merely be infill to cover over the existing farm yard. The site itself is within a rural area, with farmland immediately adjoining. The properties within proximity to the site all have access to open space within their own private gardens and have direct view onto open countryside, without any visual impact of this development. Given this building is within the existing farm yard and adjoins existing farm buildings without any visual implications on the wider landscape or reduction of green area, it is not proposed to provide any areas of further areas of green space as part of the application.