

DESIGN AND ACCESS STATEMENT

**RETROSPECTIVE -AGRICULTURAL LIVESTOCK
BUILDING**

AT

**LANE END FARM
BROADHEMBURY
HONITON
DEVON
EX14 3LU**

APPLICANT

MA & EJ BENNETT

FEBRUARY 2024

Sheamus Machin
CHARTERED SURVEYOR • VALUER • LAND AGENT

DESIGN AND ACCESS STATEMENT

PROPERTY: LANE END FARM, BROADHEMBURY, HONITON, DEVON, EX14 3LU

PROPOSAL: RETROSPECTIVE - AGRICULTURAL LIVESTOCK BUILDING

APPLICANT: MA & EJ BENNETT

1. BRIEF BACKGROUND TO THE RETROSPECTIVE DEVELOPMENT

The applicant is the owner occupier of Lane End Farm. The holding comprises approximately 500 acres of owned land which is used by the existing dairy herd. The herd comprises 300 dairy cows being predominantly Holstein Friesian with youngstock reared on as replacements. The farming business rears 1,000 cattle which are reared for finishing or sold for finishing elsewhere. The business is run on a commercial milk production basis.

This retrospective application is being submitted to regularise this building as per the email received from Jill Himsforth on the 22nd January 2024.

2. SUMMARY OF THE RETROSPECTIVE DEVELOPMENT

The construction is a portal frame building which measures approx. 36.6m x 13.7m. The north and east elevations are enclosed with concrete panels and timber cladding. The south elevation is enclosed with the same to one bay with the other two bays being part enclosed with metal gates and timber cladding. The east elevation is part enclosed with feed barriers and open above. The roof covering is grey fibre cement profile sheets which match the existing. The building measures 4.27m to the eaves. The building is identical to the proposal which has been granted on the 5th February with the planning reference 23/2731/FUL.

3. FUNCTIONAL JUSTIFICATION

The applicant is applying for retrospective planning permission for a livestock building which has recently been built. The building was built to provide additional livestock housing for the youngstock on the holding whilst ensuring they are being compliant with all current welfare and livestock requirements. The farm is currently subject to TB restrictions and therefore the additional livestock housing was essential for the business to adequately house the livestock on the holding.

4. DESIGN PRINCIPLES AND CONCEPTS

- 4.1 Use: The use of the newly built building is for the housing of livestock.
- 4.2 Layout: The layout of the existing building provides the necessary accommodation

for livestock on the holding.

- 4.3 Appearance: The recent construction follows a conventional design and is similar in scale and design to many other examples that can be seen across East Devon.
- 4.4 Scale: The scale of the existing building has been designed to meet the current requirements of the enterprise and the holding along with the identical building which has been approved with the planning reference 23/2731/FUL.

5. LANDSCAPING

Due to the existing building being sited within the farmstead adjoining the other existing farm buildings, it is thought the existing building is within the building cluster, thus it is anticipated that no landscaping will be required.

6. ECOLOGY

The site is existing agricultural farmyard. It is thought that the site does not present any ecological value resulting in no ecological studies to be undertaken.

7. NUTRIENT NEUTRALITY

The Natural England's Water Quality and Neutrality Advice dated the 16th March 2022 has been considered for this proposal however the farm is not located within the River Axe Special Area of Conservation.

We have concluded that no nutrient neutrality assessment needs to be provided with this present application.

8. 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.

9. 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.*
- 4. It has been established that there is no other suitable buildings on the holding or in the vicinity which could meet the reasonable need.*

5. *It will not lead to an unacceptable increase in traffic on the local highway network*
6. *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 existing building is in kilter with this policy.

7. PROPOSED ACCESS ARRANGEMENTS

The access to the existing building shall be taken off the existing public highway via the existing farm buildings.

Lucy Brooke (agent for the applicant)
February 2024.