

DESIGN AND ACCESS STATEMENT

**GENERAL-PURPOSE MIXED-USE EQUINE AND
AGRICULTURAL BUILDING**

AT

**WOODHAYNE FARM
COMBE RALEIGH
HONITON
DEVON
EX14 4TG**

APPLICANT

MR S POPHAM

FEBRUARY 2024

Sheamus Machin
CHARTERED SURVEYOR • VALUER • LAND AGENT

DESIGN AND ACCESS STATEMENT

PROPERTY: WOODHAYNE FARM, COMBE RALEIGH, HONITON,
DEVON, EX14 4TG

PROPOSAL: GENERAL-PURPOSE-MIXED-USE EQUINE AND
AGRICULTURAL BUILDING

APPLICANT: MR S POPHAM

1. BRIEF BACKGROUND TO PROPOSED DEVELOPMENT

The applicant is the owner occupier of Woodhayne Farm, which is situated in the parish of Combe Raleigh. The holding includes a farmhouse, a modest range of outbuildings and approximately 18 acres of land which is all down to grass

2. SUMMARY OF THE PROPOSED DEVELOPMENT

The new building will measure approximately 22.9m x 15.3m. The proposed north west and south east elevations will be enclosed with timber cladding. Each elevation will have a timber sliding door. The north east and south west elevations will be enclosed with timber cladding as shown on the plan with the reference 3901/01. The height to eaves will measure 4.6m with a roof covering of grey fibre cement and translucent roof sheets. On the south west elevation there will be a small array of PV panels.

3. FUNCTIONAL JUSTIFICATION

The applicant requires a mixed-use building to provide undercover storage for barn dried fodder produced on the holding as well as providing undercover storage for farming machinery, equipment and other general farming paraphernalia associated with managing the small-holding. Part of the proposed building will be used for equine housing in the form of stables. The applicant has small flock of sheep and 6 horses.

It is considered the size and scale of the building is commensurate with the agricultural and equine needs of the holding.

4. USE

The use of the building will be for a mixed use of equine and agricultural requirements. The equine use will be personal to the applicant and will not be used for commercial purposes.

5. LAYOUT

The layout of the proposed building has been selected to meet the requirements of the enterprises.

6. APPEARANCE

The proposed building is similar in scale and design to many other examples which can be seen across the East Devon district.

7. SCALE

The scale of the proposed building has been designed to meet the current requirements of the existing holding.

8. LANDSCAPING

There are existing mature hedgerows to the east, south and west of the proposal which will act as a visual screen between the site and ‘Clapper Lane’. It is thought the existing mature hedgerows will act as a visual screen for the proposed development.

9. ACCESS

Access to the proposed building will be taken off the highway via the existing access.

10. ECOLOGY

The proposed site is in part of the agricultural field which has been subject to both chemical and mechanical operations. Therefore, the land is not considered as unimproved or semi-natural land and therefore it has been concluded the site does not present any ecological value resulting in no ecological studies to be undertaken.

11. 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, therefore no studies to be undertaken.

12. 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. The proposal is limited where it can be sited due to the flood risk areas as shown on the plan, which is other reason for this site.

13. 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 the proposed building is in kilter with this policy.

Sheamus Machin (agent for the applicant)

February 2024.