



Robert H Hicks & Co

Chartered Surveyors | Valuers | Rural Property Advisors

Design and Access Statement

to accompany a planning application to

Cornwall County Council

for the construction of

A Roofing over of Dung Store and Concrete Yard Renewal

At

**Dannett Farm
Quethiock,
Liskeard,
PL14 3SJ**

Applicant

R E Renfree

This Design and Access Statement should be read in conjunction with the proposed plans and application form submitted together with a fee of £357 to Cornwall County Council.

1.0 Proposal

To erect a 27.44m x 15.24m steel portal frame building to cover a dung store. It is proposed at the building will have 3.00m of concrete panelling with corrugated cladding to eaves on both the northwest and southwest elevation to eaves. The northwest elevation will adjoin an existing building on part at a higher site level of 4.57m, being 5.49m to eaves and therefore higher compared to the proposed building. The southeast elevation will adjoin the existing building at the same height and length. The northeast elevation will be open for ease of access.

The proposal has been approved by the Catchment Sensitive Farming Officer for funding under the Mid Tier Countryside Stewardship RP28 option for roofing over. This option will reduce water pollution by preventing rainfall from falling onto the dung store area, therefore improving bathing water quality, and reducing nitrates, pesticides, phosphates and sediment.

An area of existing farmyard is to be restored with concrete at a depth of 150mm over a base of 150mm compacted hardcore.

This has also been approved by the Catchment Sensitive Farming Officer for funding under the Mid Tier Countryside Stewardship option RP15 concrete yard renewal. Concrete yards will enable the areas to be scraped clean after livestock have travelled and been handled there, enabling dirty and clean water to be effectively separated and improve water quality in the surrounding water catchment.

2.0 The Farm

R E Renfree farms approximately 33.24 hectares of grassland at Dannett Farm. The enterprise consists of approximately 350 finishing beef, buying in big stores at 24 months before being sent to kill at 100 days. This is alongside 30 breeding ewes, with offspring being sold as fat, as well as harvesting wheat, barley and maize to support the beef enterprise.

3.0 The Design Element

3.1 Amount

The proposed building will be a 27.44m x 15.24m steel portal framed agricultural building under a fibre cement sheet roof. It will be open on the northeast elevation and will adjoin an existing building on the northwest and southeast elevation. The southwest elevation will have 4.00m of concrete panelling, with timber cladding to eaves. The building will be situated in field parcel SX3265 9018, adjoining existing buildings on the southeast and north west elevation.

The proposed area of concrete yard renewal will be 1,450m² situated in the existing farmyard in field parcel SX3265 9018. 150mm of compacted hardcore will be covered with 150mm of concrete.

3.2 Use

The building will be used to cover an existing dung store to reduce the amount of rainwater falling on the site mixing with dirty water, which will improve water quality in the area.

The concrete yard will improve the existing farmyard by allowing it to be kept clear of mud and dung by scraping clean. It will also reduce soil compaction thereby limiting soil erosion and diffuse pollution in the area.

3.3 Scale

Roofing of Livestock Gathering Area

| | |
|--------------|--------|
| Length | 27.44m |
| Width | 10.25m |
| Eaves height | 6.50m |
| Ridge height | 8.24m |
| Roof pitch | 15° |

Concrete Yard Renewal

| | |
|--------|--|
| Length | 139.77 (Max.) |
| Width | 10.37m (Av.) |
| Area | 1,450m ² across two areas within the parcel |

4.0 Landscaping

No landscaping works have been proposed with this application as the proposed site is well sheltered to the north, east and west by existing farm buildings with the south elevation dropping down to the road to which these works will not have any impact considering the infrastructure already in place. For this reason it is our opinion that no further landscaping works will be necessary.

5.0 Appearance

| Section | |
|---------------|--|
| Walls | The northeast elevation will be open. The northwest and southeast elevation will adjoin existing buildings. The south west will have concrete panelling to 4m with timber cladding to eaves. |
| Roof Covering | Eternit corrugated fibre cement sheets in natural grey |
| Floor | Concrete floor |
| Rainwater | Eaves gutter to be 150mm on the side. Downpipes to each side. PVC brackets at 0.9m intervals and downpipe clips to walls |

6.0 Access

Access will be from the public highway, no alterations have been proposed.

7.0 Equal Terms

It should not be required on the farm, similarly access will not be a problem to this site being no different from the existing.

8.0 Surface Water

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

9.0 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 proposed building and concreting 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 further areas of green space as part of the application.