

Design and Access Statement

Prepared For : S Parker; Polvenna Farm, Callestick, Truro, Cornwall, TR4 9HE

Proposal : Erection of an agricultural building for machinery & dry fodder storage and associated yard area

Introduction

This design and access statement accompanies a full planning application by Edward Buckland Ltd to Cornwall Council for the erection of an agricultural building for machinery and dry fodder storage and associated yard area. To support the existing cow accommodation on the current site.

Proposal

The proposal seeks to erect an agricultural building to be used for the storage of machinery, associated implements and dry fodder along with associated yard area required to support the extensive dairy enterprise of Callestick.

Background

Polvenna Farm forms part of a larger holding that extends to approximately 570 acres to include Callestick Farm, Ventonvaise Farm and Callestick Vean Farm with an additional 460 acres of rented land. The farm currently supports 400 spring block calving, Friesian cross dairy cows, supporting a substantial family run ice-cream business, and 600 associated dairy and beef followers which are retained and finished on site.

Due to the expansion of Callestick and the subsequent move onto Polvenna Farm in 2015, the holding now lacks any undercover storage appropriate for agricultural machinery, implements and dry fodder required for the day to day running of the unit. This results in forage being transported in throughout the winter months creating additional traffic on the local road network.

An area of the site will require filling, which will create an extension to the previously permitted area of hardstanding, to create a level yard area. Cross sections of the site can be found in the documents accompanying the planning application.

Materials Design

The proposed building will be steel portal framed, measuring 36.58m x 25m with a 2m overhang on the northeast elevation, 4.2m to eaves and 6.9m to ridge.

The southwest, northwest and southeast elevations will comprise concrete panels to 1.5m with Yorkshire boarding above. The northeast elevation will be partly open fronted to allow the building to be easily accessible for machinery and the movement of fodder/implements. The roof will be constructed of profile 6 corrugated reinforced fibre cement sheets (grey).

The overall design of the building remains in keeping with other buildings of this nature both on the holding and within the locality.

The hardstanding will be created using the same materials as the existing hard standing on the site, specifically subsoil. The current site has been the subject of Bespoke Permit from the Environment Agency to cover this activity.

Access

Access to the site will predominantly be via an off-road track connecting Callestick Farm and Polvenna Farm.



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