

Wastenage Farms Ltd
Tidwell Barton
Budleigh Salterton
Devon
EX9 7AG

Design and Access Statement

Downs Farm
Bell Lake
Combe
Camborne
Cornwall
TR14 0JG

THE PROPOSAL :

Application to erect of a roof over the existing collecting yard at Downs Farm, Camborne.

AGRILCULTURAL NEED:

Downs Farm is a modern 300 cow dairy farm on 103Ha where the buildings in the farm yard are in regular use all year round for their original intended agricultural purposes.

The current business plan is to invest in further infrastructure to ensure the farm is able to meet its future commercial needs and also be proactive in limiting the environmental impact of its farming operations. This business plan has been created with the support and advice from Independent Environmental Farm Consultants and RICS surveyors.

This planning application is one of a series of applications to be submitted to ensure Downs Farm is proactive in limiting its environmental impact. By erecting the proposed roofing over the collecting yard area, it will prevent the rainwater from combin-

ing with the dung to create dirty water. It will also allow us to retain and collect the rainwater for re-use on the farm.

This will benefit the environment by minimise the risk of pollution, safeguard the local water quality while securing the sustainability of the family farming business.

SCALE AND DESIGN :

This planning application is to erect a steel portal framed roof over the existing collecting yard area adjacent to the milking parlour at Downs Farm.

The proposed building is 24.4m wide x 13.59m deep, ie 331m² with height dimensions of 3.1m to the eaves and 4.47m to the apex.

The dimensions of the building have been designed to work with modern farming equipment, in particular to allow the safe access and tipping of modern tractors and trailers.

The proposed building will be of standard agricultural construction including steel uprights and Eternit 6" profile corrugated grey roof panels with black rainwater goods and Yorkshire boarding to the eaves. Using these materials ensures this is in keeping with the existing farm buildings located at Downs Farm.

All rainwater will be collected from the shed roofs and reused via water troughs in the adjacent track and buildings.

The proposed development will not involve any alteration to the size, shape, design or levels of the existing livestock yard area.

LOCATION AND VISUALNESS OF THE PROPOSED DEVELOPMENT:

The proposed development will be sited adjacent to the existing parlour building and will be screened from the South by the existing farm infrastructure. By utilising similar building materials, the proposed development will be in keeping with these buildings.

Immediately behind the proposed development there are fields rising beyond, so the new development will nestle into these surroundings and not be prominent on the skyline and consequently there will be no adverse visual impacts of the development on the locality from afar.

The topography and existing hedgerows will limit the views from the North, East and Westerly directions.

ACCESS :

Access to the proposed development will be gained from the public highway through the existing farm entrance.

The proposal will not increase traffic to/from the farm.

FLOOD RISK:

The proposed development site is within Flood Zone 1 and no mitigation measures have been undertaken.

BIODIVERSITY NET GAIN:

The development proposal would be within the scope of the de minimis exemption, the reason for this is :

- The proposed roof is to be erected over an existing concrete yard.
- The proposed development would be classified as developed land: it is a sealed surface which has a biodiversity value of zero under the statutory biodiversity metric.
- Therefore there are no habitats within the red line boundary of the development
- The development does not impact on any onsite priority habitat.

WILDLIFE:

The Ecology Trigger List has been completed and is attached to this application

SUMMARY :

To conclude, the proposed development is vital to support the dairy farming business here at Downs Farm.

The proposed new development is designed to erect a roof over an existing collecting yard to reduce the environmental impact of the farming business. It will not have a negative impact on drainage, soil structure or the biodiversity of the area.