

DESIGN & ACCESS STATEMENT

Client: Ms E Hazell
Project: Proposed livestock building, Dockings Holt, Long Sutton, Spalding, Lincs
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INTRODUCTION

The proposal is for a livestock building to enable the applicant to carry out the business of livestock farming. The site is agricultural land and the residential property (Winford) has an agricultural tie. This planning application is for full planning permission.



View of site from the field

USE

The proposed use of the building is for the keeping of livestock.

AMOUNT

The site area is approximately 0.71 ha. The internal floor area of the livestock building is around 309.6 sq.m.

LAYOUT

The agricultural field extends behind the garden of the residential property (Winford). It is proposed to locate the proposed livestock building partially behind the bungalow. This is for security and animal welfare reasons. When the animals are in labour regular supervision is required and relatively close proximity to the owner's residence is, therefore, essential.

The proposed building has a simple layout. It comprises a central aisle to enable access for feeding and cleaning purposes. Each side of this aisle is a row of 10 pens.

At each end of the central aisle the building is open (for good ventilation) with a gate.

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SCALE

Winford currently comprises a detached bungalow and some small out-buildings including a small stable building.

The proposed scale of the livestock building is single storey with an eaves height of approximately 3.5m and a ridge height of approximately 4m. The scale is relatively low for agricultural buildings, indeed the overall height is about the same as the ridge height of the bungalow.

The scale is in keeping with the agricultural use of the land. It should also be noted that directly to the north of the site there is a recycling business which has a number of large buildings (which appear to be greater in height to the proposal)



Scale of Winford



Industrial buildings directly to the north of the site

LANDSCAPING

It is proposed to remove the existing conifers to the rear of the bungalow as these have become overbearing in size.

The existing timber post and 2 rail fence will be replaced with a new timber post and 3 rail fence with integral stock-proof wire mesh.

To the western side of the site there is some existing dispersed willow hedging. It is proposed to supplement this with a Countryside hedge mix. It is also proposed to plant a Countryside mix hedge to the northern boundary of the agricultural field.



Post and rail stock-proof fence



Countryside hedge mix

To the southern end of the site it is proposed to provide a low embankment of soil which will be grassed with the same type of Countryside mix hedge along the top of the embankment.

The combined soft landscaping is required to contribute towards shielding the animals when in the field from the prevailing south-westerly winds. It also has the benefit of encouraging wildlife.

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APPEARANCE

The livestock building will be a steel portal frame with concrete panels to the lower half (which form the walls of the animal pens). Above this there will be Yorkshire boarding which is vertical boarding with gaps between the boards. This allows good ventilation through the sides of the building and is also aesthetically pleasing. The roof will comprise trapezoidal metal sheeting in Olive Green colour.

The mix of materials and finishes are in keeping with the rural setting and typical of this region of South Holland.

ACCESS

There is already an established vehicular access to the agricultural field from Dockings Holt. There is a separate vehicular access serving the bungalow.

Dockings Holt is a very quiet road and there is excellent visibility in both directions from the site access.



View northwards from site along Dockings Holt



View southwards from site along Dockings Holt

FLOOD RISK

The site is located in flood zone 3a. The type of development is classed as 'Less Vulnerable' and as such is deemed as appropriate for development.

CONCLUSION

The site is currently an agricultural field and the dwelling has an agricultural habitation clause.

The proposed livestock building is in keeping with the use of the site and is in keeping with the surrounding agricultural context.

The proposed building is located to the rear of the site and will be partially obscured by the existing bungalow. The scale is in keeping with its immediate context and the appearance is typical of the local agricultural vernacular.

There is an established safe means of access with excellent visibility in both directions.

The soft landscape proposals help to visually soften the boundaries and provide visual screening. It also contributes towards protecting the animals from the prevailing winds and attracting wildlife.

Development such as this enhances the local rural economy and is encouraged by the SHDC Local Plan and the NPPF.

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