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PLANNING STATEMENT

July 2023

DESIGN AND ACCESS

The existing parallel milking parlour is a prefabricated metal clad building with profiled sheet external walling and roof covering supported by steel angle framing built off a concrete floor with a central lower milking pit. It has a dual entrance and exit door to each gable end and is linked via a timber farmed structure to a concrete block and corrugated roof storage barn.

The floor area of the buildings including the hay lofts amounts to 92 sq.m.

The construction is sound and requires no structural repair.

Creating living accommodation requires little by way of alteration to the existing construction apart from two single entrance doors in the timber framed link and the insertion of a window to the concrete block barn lighting the shower room. Existing openings can be re-used for other external windows.

To achieve Building Regulation compliance for Part L (insulation) the existing structure can be dry lined with 100mm PIR insulation, 18mm OSB boarding, 50mm continuous PIR insulation and plasterboard and skim finish. The existing concrete floors to receive 150mm PIR insulation and 22mm flooring grade resin bonded chipboard.

The buildings are serviced with foul drainage, water and mains electricity.

Access to and within the buildings will comply with Building Regulations Part M and one car parking spaces is provided.

Recreational and amenity space is created equal to the footprint area e.g. 92 sq.m and privacy is created with 2m high panel fencing to the garden areas. Further privacy can be created with heavy farm machinery using the north entrance to the farm. The southern entrance being used by light traffic only.

ECOLOGY

The buildings are not suitable for bat roosts having simple corrugated sheet roofing with no enclosed roof voids. There are no other protected species using the buildings or land. There is a nearby pond marked on the OS map but in reality this is a surface water catch pit for occasional highway drainage.

LANDSCAPING AND MITIGATION

The new site is included as part of a working farm where nitrate mitigation can be achieved via a suitable landscape scheme.