

Westfield Estates



Design and Access Statement (Including a Flood Risk Assessment) for the erection of a livestock/general agricultural store and agricultural machinery store
Westfield Farm, Church Lane, Algarkirk

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town planning



landscape architecture



architecture

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1. USE AND AMOUNT

- 1.1. The proposed buildings will be used to provide winter quarters for the applicant's small flock of sheep and for general purpose agricultural storage. The second building will be used as secure storage for the applicant's agricultural machinery used as part of the agricultural contracting business. The proposed use of the buildings is, therefore, in accordance with Policy 1: Spatial Strategy of the South East Lincolnshire Local Plan (the Local Plan).

2. LAYOUT

- 2.1. Both buildings will be located within the existing yard, which is characterised by a number of other agricultural buildings arranged around a central open manoeuvring and parking area. The proposed livestock/store will be at the northern end of the yard with easy access to the grazing land to the east. The proposed secure machinery store will be located alongside an existing store/workshop towards the south-eastern corner of the yard.

3. SCALE

- 3.1. The livestock shed/store measures 24.4m in length and is 6.1mm wide with a height of 4m to eaves and 4.8m to ridge. The livestock section of the building has been designed such that it can be used for both overwintering sheep and for lambing in the spring, and also for general purpose agricultural storage outside of those seasons.
- 3.2. The proposed agricultural machinery store will be located adjacent to the existing workshop and will measure 18.3m long, 9.1m wide and be 4m to the eaves and 5.2m to the ridge.
- 3.3. The scale of both buildings is commensurate with the existing buildings within the yard and, therefore, accords with the provisions of Local Plan Policy 3: Design of New Development.

4. LANDSCAPING

- 4.1. There will be no loss of existing landscaping as a result of the proposed development and, over the years, the applicant has planted a significant number of trees around the yard such that it is now largely hidden from public view. In addition, an existing landscaped earth bund screens views of the site from the adjacent A16.

5. APPEARANCE

- 5.1. The livestock/general store is essentially divided into two halves. The left-hand half being a closed-in store with a roller shutter entrance door. The right-hand half will be open fronted and will consist of two separate bays for over wintering sheep and lambing and then for general purpose agricultural storage outside those seasons. The store element will be clad in green plastic-coated metal profile sheeting above 2m high concrete boarding, and the livestock element will have wooden hit-and-miss boarding above the 2m high concrete sides.
- 5.2. The machinery store will be constructed in grey plastic-coated metal profile sheeting above 2m high concrete board side.
- 5.3. Both buildings are characteristic of agricultural buildings in the district and are, therefore, compliant with Local Plan policy 3: Design of New Development.

6. ACCESS

- 6.1. Access will be via the existing access off Church Lane and both buildings are to be used to cater for existing activity rather to accommodate expansion. It is, therefore, expected that there will be no noticeable increase in traffic associated with the proposal and the wider use of the site.
- 6.2. The proposal, therefore, accords with Local Plan Policy 3: Design of New Development.

7. FLOOD RISK ASSESSMENT

- 7.1. The site falls within Flood Zone 3a and the proposal is classed as 'less vulnerable' development.
- 7.2. The potential sources of flooding to this site are The Wash and The River Welland. The Wash is approximately 8km from the site and The River Welland approximately 3km away. Earth embankments along the shores of The Wash form a sturdy first line of defence against flooding.
- 7.3. The South East Lincolnshire Strategic Flood Risk Assessment indicates that the site lies within a 'danger for some' for Fluvial and Tidal hazard, however, the buildings will not be occupied and the nature of their construction means that they are flood resilient.

- 7.4. Roof water will go to a soakaway and there will be no increase of flooding of adjoining land uses or users.

8. CONCLUSION

- 8.1. The proposal is for two buildings for use by the existing agricultural business. The modest number of sheep that will use only half of the larger of the two buildings will graze on the paddocks at the rear of the main yard.
- 8.2. There will be no storage of manure on site because, when the sheep are turned out in the spring, it will be spread on farmer's land as part of the applicant's contracting business.
- 8.3. The use is commensurate with the existing use on site and the area in general, and the design is characteristic of other similar buildings in the countryside.
- 8.4. The proposal is compliant with prevailing local policies and is acceptable in all other respects.

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Town and Country Planning,
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Architecture