

**Detailed Planning Application for ESSENTIAL FARM WORKERS DWELLING
ARLECDON HILL FARM ARLECDON CUMBRIA
CA26 3UB FOR MESSERS DAVID AND SUE HORNER**

Design and Access Statement

This design and access statement has been prepared to describe the full planning details and design details to enable the planning authority to understand the essential need and the design informed by the need and the compliance with policy for housing in the countryside.

Description.

The proposal is for a detached bungalow with 4 bedrooms directly adjacent to the existing farm building infrastructures. This is to ensure that the new dwelling is not isolated in the countryside but forms part of the existing building cluster.

The Home will be on the edge of the farm buildings conurbation and has been designed to appear as a farm building from all the long view which are over hedges and between trees limiting the long views to just the roof and gables profiles.

There will be a new access to the home which is considered essential to the wellbeing of the resident family to ensure they have sense of their own household where for employment reasons they will be tied to the purpose of the dwelling which is to support the farm agriculture.

Justification for the farm need is to be provided by the qualified farm auditor.

1. Layout, scale and appearance.

The layout is shown on the block plan. The building is designed to replicate a single storey farm building in scale and appearance. The building has been kept close to the existing farm cluster while at the same time being far enough away to give the dwelling its own privacy for the wellbeing of the residents.

The buildings are of a modern design but match the scale and appearance of the existing built environment, more pertinently the agricultural buildings. The timber cladding to the gables replicates the form of many farm buildings in the area and the openings are deliberately keep simple to appear barn like.

The roof will be flat grey tiles again maintaining a simple uncomplicated profile.

The walls will be wet dash grey render again to blend in with the mineral sheeting of the farm buildings. The stone cladding will reflect the nature of the farm buildings.

The window frames will be dark grey to maintain the rude opening appearance from the long views

2. Detailed plans.

Detailed plans are submitted as required, showing the site location, the building's relationship to existing buildings, the block plan, detailed floor plans and elevations and proposed drainage disposal, parking bin spaces and landscaping.

3. Parking

The site will have onsite parking and turning facility and these will be tucked away behind the building away from the long views.

4. Foul Drainage

The foul drainage from the development will be via a package sewage treatment plant, septic tank with a full BS EN 12566-3 Certificate, and discharge to a land drainage field or soakaway before entering any watercourse.

The soakaway drainage field is to be designed and constructed to the current British Standard BS6297 2007 and will follow the guidance of the British Research Establishment Digest 365 for soakaway design.

A percolation test will be carried out as described in the British Research Establishment Digest 365 for soakaway design to determine the size of the soakaway drainage field.

The system will be CE Kite marked with documentation showing compliance with The British Standards Certificates BS EN 12566-13 and BS EN 12566-3.

Your septic tank must be installed in accordance with the manufacturer's Installation Specifications.

Access for emptying the tank will be via the new access or the farm's main access.

5. Surface water drainage.

Surface water drainage will be to soakaways and they will be designed as recommended for the design of soakaways in the Building Research Establishment BRE Digest 365 Soakaway Design.

6. Access.

The new access will follow a field access and be in the position of an existing gate to the field, the drive follows the existing field access and is adjacent to the existing mature hedge. A new hedge will be planted on the other side of the access to give the overall appearance of a country lane. The access will be

modified to meet the safety requirements of Cumberland Council Highways department and be provided with 70 M x 2.5 M x 75 M visibility spays at the junction with highway. The entrance will be splayed at 45 degrees to the road for a depth of 4.5 metres either side. Where a gate is provided it will open inward away from the highway to enable off road parking while the gate is opened and shut. The new access is considered essential to maintain the independence of the new property from the farm for the privacy and welfare of the essential worker and his family.

Conclusions

The proposals are designed to meet the need for an essential farm worker and in doing so as also designed to comply with Copeland Plan Policy SS3 to provide housing for specific groups where there is a housing need, including temporary work force, agricultural workers and key workers.

The designs are also carried out to comply with Council Policy DM10 by responding to the character of the existing farm settlement and being close to the established farm while allowing for personal welfare and wellbeing of the essential work and his family outside the everyday working environment of the farm.

The building design responds to the agriculture nature of the farm buildings and replicated the form and texture of the existing buildings.

The proposals are recommended to Copeland Borough Council as a positive way to meet there housing supply criteria for essential farm worker accommodation close the workplace with minimum impact on the countryside.

By permitting the construction of this building the council will be enabling the sustainability of the agricultural business and help maintain the landscape and community of the area.