

# **DESIGN AND ACCESS STATEMENT**

**FOR  
AGRICULTURAL BUILDING AT FOR HOUSING BIO-MASS WOOD HEATING  
BOILERS FOR ADAJECENT BROILER CHICKEN SHEDS**

**Prepared on the behalf of**

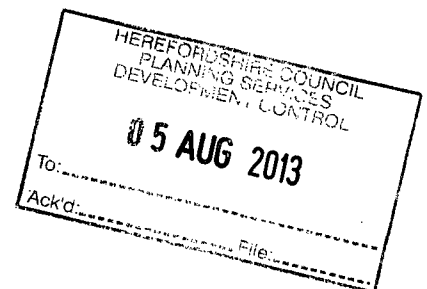
**Whitten Farms Ltd  
The Whittern  
Next end  
Lyonshall  
Kington  
Herefordshire  
HR5 3JA**

**Prepared by**

# **CCS**

**Corbett Chartered Surveyors**

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1. **INTRODUCTION**

This Design Access and Justification Statement has been prepared on instructions of Whittern Farms Ltd of The Whittern, Lyonshall, Kington, Herefordshire, HR5 3JA, to support the planning application for a new building to house a biomass boiler for the supply of heating requirements for the poultry site at Hollybush Farm.

1.1 Site Address

Holly Bush Farm, Next end, Lyonshall, Kington, Herefordshire, HR5 3JA

2. **ASSESSMENT**

This application is for a new stand-alone building to contain the biomass boiler and woodchip store. It will be a standard portal frame building sitting on a concrete pad adjacent to the existing poultry site.

2.1 Physical Context

The proposed building is to be sited to in between the existing poultry buildings. The size of the building will means its impact within the context of the surrounding poultry site is minimal.

2.2 Social Context

The proposed building will not affect any residential properties. The nearest residential property is 130 metres from the proposed building, being the site managers house. Only one residential property is visible from the proposed building being The Hawthorns which is 360metres to the west of the site. Further properties in the surrounding area cannot see the existing site or the proposed building.

2.3 Economic Context

The proposed biomass boiler and building are designed to reduce the reliance on brown energy "LPG" and the expected continued price rises in such forms of energy and have the added benefit of reducing CO<sub>2</sub> emissions, along with ammonia emissions both within the shed and into the surrounding environment.

2.4 Transport / Vehicle Movements

It is expected that there will be a maximum of 18 to 22 deliveries of fuel for the boilers per annum

2.5 Planning Policies

The application is compliant with policies S1, S2, DR1, DR2, DR4, and CF4.

3. **PRE-APPLICATION ENQUIRIES**

Neither the applicants nor Corbett Chartered Surveyors have undertaken any detailed pre-applications with Planning Officers from Herefordshire Council.

4. **EVALUATION**

Given the context of the site and its location we understand that full planning permission is required for this building and boiler.

5. **DESIGN AND SIZE OF THE PROPOSED EXTENSIONS**

5.1 Design

The building will be of steel portal frame construction on a concrete base and yard with plastic coated steel box profile covered roofing sheets in a grey colour for the roof and walls.

The colour of the roof and walls will be chosen to match the existing poultry site roofs, so help to reduce any visual impact in the surrounding landscape.

5.2 Total Building Size

- Length  
25.908m
- Width  
10.930m
- Height  
8.40m to ridge  
6.40m to Eaves
- Roof Pitch  
15°
- Stack/Chimney Height  
9.72m

5.3 Boiler Room and Wood Chip Storage

The boiler and plant room will be is a total of 116.60m<sup>2</sup>. There is an additional area of 152.40m<sup>2</sup> for woodchip storage for supplying the boilers.

5.4 Timber Store and Wood Chip Storage

Woodchip will be stored within the building to keep it dry and contain any dust that might be generated from the wood chip.

## 6. ENVIRONMENTAL

### 6.1 Vehicle Movement

It is anticipated that the instillation will require a maximum of 22 deliveries of wood fuel per annum. There will also be a significant reduction in the deliveries of LPG throughout the year as woodchip becomes the dominate fuel for heating the building.

### 6.2 Emissions

Boiler 1, 2 & 3 (190kw)

NOx 217- 232mg/m<sup>3</sup>

PM 65-81 mg/m<sup>3</sup>

## 7. SITE LAYOUT

The proposed agricultural building for housing a woodchip fuelled biomass boiler has been selected as it is the best location to minimise pipe runs and ease the delivery of Woodchip onto site. It is envisaged that a combination of loads of woodchip and cord wood will delivered onto site.

There will be an area of stoned hard standing to the south and east of the building joining the entrance roadway to the site from the public highway.

## 8. LANDSCAPE IMPACT & LANDSCAPING

### 8.1 Landscape Impact

The proposed building will have a minimal impact on the surrounding landscape. The proposed exterior cladding will match the surrounding buildings and the choice of location will mean that from any surrounding visible points the building will merge into the poultry houses to the north west of the chosen building.

The application site is on the boundary between two national landscape character areas of The Clun and North West Herefordshire hills and the Herefordshire Lowlands. The surrounding area is typical of the boundary of the two areas, being situated on the top of the typical rounded hills of north west Herefordshire. The valley to the north of the site falls to the river arrow. Within the surrounding area there are a series of small copse and timbered deciduous woodlands with a mix of arable and pasture land.

Untypically of the surrounding area the fields immediately surrounding the application site are used for growing blackcurrants. These are to the northern side of the application site and slope downwards to the north

from north west of the application site. From the south west corner of the surrounding poultry site is a mature and well established copse and mature hedge line that runs in a northerly direction. This largely shields the site from the views to the West. The proposed building is well shielded from view points to the south and east by mature trees and hedges that surround the application site.

8.2 Landscaping

Due to the location of the proposed building minimal soft or hard landscaping measures are proposed. On completion of the construction of the building the any surrounding areas of moved soil will be grassed over to match the headlands of the surrounding blackcurrant fields. As described yard and turnings areas of to the to the south east of the building will be laid to hardcore and stone finished to match the existing site access road.

9. **ACCESS**

The existing site access road and junction to the public highway will be used.