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DESIGN AND ACCESS STATEMENT

IN RESPECT OF THREE FULL PLANNING APPLICATIONS FOR THE ERECTION OF THREE AGRICULTURAL BUILDINGS ON LAND

AT

BUCKLEY FARM, STONEYGATE LANE,
KNOWLE GREEN, PRESTON, PR3 2ZS

Prepared by: Gary Hoerty Associates
Our Ref: Coa/065/1393/GH
Our Client: Messrs A & P Coates
Date: March 2013



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents
Valuers ■■■■ Property Agency ■■■■ Property Management



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1. Use

- 1.1 Old Buckley Farm is a large well equipped livestock farm which is farmed together with land at Hill Farm, Hurst Green and a parcel of bare land at Whalley. The farm operates a beef rearing enterprise which is centred at Old Buckley Farm where all of the farm buildings are located. The proposed development will comprises the erection of three agricultural buildings two of which will be portal frame buildings the third will be a lean-to to one side of one of the proposed portal frame buildings. We have produced one Design and Access Statement to deal with all three buildings.
- 1.2 The buildings have been numbered on the plans submitted with the three separate planning applications. Building 1 is an open fronted covered manure store; Building 2 is a livestock building which will accommodate beef cattle and Building 3 is a feed passage.

2. Amount

- 2.1 All of the buildings will be 27.43m (90') long, Building 1 will be 18.29m (60') wide; Building 2 will be 18.29m (60') wide and Building 3 will be 4.57m (15'). Buildings 1 and 2 will each have an overall footprint of 501m² and Building 3 will have an overall footprint of 125m².
- 2.2 Building 1 is a clear span steel portal frame building with an eaves height of 6.4m from finished floor level and a ridge height of 9.1m and will have a roof pitch of 15°. The height is required to enable the tipping of large trailers and the use of modern telescopic handling machines and to create the maximum available room for storing manure.
- 2.3 The size of Building 1 is dictated by the amount of manure that is produced on the farm and the period for which storage is required and the capacity of any existing storage facilities. The manure from the existing livestock is all farm yard manure and no slurry is produced, of the 300 head of cattle approximately 180 are housed all year round and 120 are housed for six months the table below shows the volume of farm yard manure that the existing enterprise generates:

No of cattle	Excreta production (m ³ /week)	Weeks housed	Straw addition factor	FYM density value	Solid Manure Production m ³
300	0.30	X 26	X 1.15	÷ 0.70	1,883.70
180	0.30	X 26	X 1.15	÷ 0.70	1,130.22
					3,013.92

- 2.4 As can be seen the existing enterprise generates just over 3,000m³ of farm yard manure this is currently stored in two covered manure stores that have a combined storage volume of 1,000m³ and when these are full some manure is stored externally. The fertiliser value of the manure deteriorates when it is

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stored outside and the applicants want to derive as much benefit from the manure as possible in light of the high cost of bag fertiliser and additional storage capacity is required to achieve this.

- 2.5 One of the two existing stores will become a feed bunker as a consequence of the proposed development leaving one building available for storage which has a storage volume of approximately 600m³. The proposed building will have a capacity of approximately 1,830m³ providing a total storage area of 2,430m³. The applicants want to have as much control over when they spread the manure as possible and because a large part of the land is mown twice for silage they can only spread farm yard manure at limited times and not in between the cutting of grass for silage. The proposed development is reasonably required to enable the applicant's to achieve their objectives of maximising fertiliser value.
- 2.3 Building 2 is a clear span steel portal frame building with an eaves height of 4.88m from finished floor level on the north western elevation and an eaves height of 6.5m on the north eastern elevation and a ridge height of 8.33m and will have a roof pitch of 15°. This building will be used to house livestock and consequently has a lower eaves height than Building 1. The size of Building 2 is dictated by the number of cattle that it is intended to accommodate and their size. The building will house between 100 and 120 head of cattle depending on their age, this is taking an average weight of 500kg per animal over the year with an allowance of approximately 2m² per animal and a feed face area per animal of approximately 0.5m per animal.
- 2.4 Building 3 is a lean-to structure which adjoins Building 2 with an eaves height of 4.88m from finished floor level and a height of 6.1m where it adjoins Building 2 and will have a roof pitch of 15°. The size of Building 3 is dictated by the size of Building 2 and the space required to safely drive a tractor and feeder wagon through.
- 3. Layout**
- 3.1 The layout of the three proposed buildings can be seen on the site plans submitted with each application. As can be seen the three buildings are located on a parcel of agricultural land to the west of the existing range of buildings furthest from Stoneygate Lane where they will be screened from most views from Stoneygate Lane by the existing group of buildings.
- 3.2 The layout of Building 1 is very simple, it is situated off an existing concrete access road and is open fronted and enclosed on three sides and comprises a clear open space within which manure will be stored.
- 3.3 Building 2 is again located immediately off the same existing concrete yard area. It will have a concrete yard area to the rear and will have two rows of three individual livestock pens, each measuring 30ft x 15ft, located either side

of a central passage which will be used for moving cattle around within the pens and moving them into the pens and to the north west there will be a 15ft feed passage.

- 3.4 Building 3 is a covered feed passage lean-to to Building 2, again accessed off an existing concrete hard standing area and with a new concrete yard area to the rear, as shown on the plans.

4. Scale

- 4.1 The scale of the buildings is dictated by the purpose which they serve. They are agricultural buildings which are generally large by nature in order to accommodate modern agricultural machinery and implements and to provide adequate ventilation for the health of livestock. The height of the manure store is greater than the adjoining livestock buildings as this will have manure stored to a depth of over 3.5m and within the building there will be the tipping of trailers and the use of telescopic handling machines, therefore a tall building is required for this purpose. We have already commented on the overall footprint of the proposed buildings and why the size of the buildings proposed is required.

- 4.2 Whilst the buildings are quite large scale they are located in close proximity to the existing range of buildings and will be seen as part of that group of buildings and not in isolation. They are well screened from Stoneygate Lane, the nearest public highway, because they are located to the rear of the existing group of buildings and we feel that the scale of development is reasonable and acceptable for this purpose in this location.

5. Landscaping

- 5.1 The buildings will be seen as part of an existing group of farm buildings and not as new development in isolation. The proposed buildings relate well to the existing group of buildings, none of which are currently screened by any landscaping beyond the traditional hedgerows, and it is considered that given the type of development which is to be expected in this rural location and in light of how it relates to the existing buildings that no landscaping is necessary as part of the proposed development.

6. Appearance

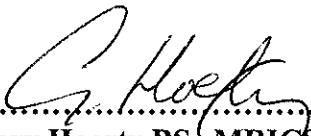
- 6.1 The buildings will all have an appearance that is typical of modern agricultural buildings being constructed of steel portal frames with concrete panel and timber space boarding cladding and natural grey fibre cement roof sheets. The appearance of these buildings will be very similar to the appearance of the rest of the modern farm buildings at Old Buckley Farm and we therefore consider

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that the appearance of the buildings is entirely appropriate and acceptable in this location.

7. Access

- 7.1 All of the buildings will be accessed off an existing concrete yard area at the farm. There will be no changes to the access to the farm and the arrangements for access to each of the buildings can clearly be seen on the plan submitted with the planning application

Signed..........Date..12.3.2013
Gary Hoerty BSc MRICS FAAV