

## DESIGN AND ACCESS STATEMENT MILL HOUSE FARM CHAIGLEY FOR MR PENNINGTON

The applicant lives at Mill House Farm and has run a successful business for over 15 years using the existing land and buildings.

The farm sources conditions and grades sheep for several customers before sending them to be slaughtered.

The farm does not have sufficient land at Chaigley, therefore sheep are also grazed at several locations in the Ribble Valley rented by Mr Pennington on short term agreements.

This arrangement is not practical for several reasons.

1. Considerable time and cost is incurred travelling between the sites.
2. The sites do not have running water requiring it to be taken to each location.
3. Feed has to be taken to all locations when the grass is exhausted.
4. Animal welfare is compromised.
5. Theft is a problem with the flock dispersed.
6. No security of tenure.
7. Sheep are no longer sheered as the fleece has no value. This means they are susceptible to heat exhaustion and can rapidly die. Shelters and water are required at each location, problematic in an AONB when you do not own the land.
8. To ensure the long term financial viability the building is essential enabling the sheep to be housed at the farm.

To address the above problems it is proposed to house all the animals at Mill Brook Farm. There is not sufficient land therefore the solution is to adopt modern farming methods and house the animals in a purpose built shed where they will be fed, watered and sheltered in controlled conditions. Slatted floors will reduce foot rot, the flock are visible and secure.

The existing shippon will be demolished and a new larger steel framed building erected similar to the building recently constructed at the adjoining Co-op Farm and the highly successful dairy facility at Withgill Farm.

The structure will be a steel portal frame with a white roof to reflect the sun to reduce over heating. The eaves will also over hang for shading. Gable cladding will be hit and miss vertical timber to ensure cross ventilation.

The yard is currently used by the house and farm. This will be separated with the house having a new access the yard being dedicated to stock. This is essential for safety and hygiene.

A pre-application enquiry has been submitted to the council and a meeting held on site with the planning officer. The proposal was considered to be acceptable which was confirmed in writing.

In response to the positive enquiry we submit a full planning application.