

Design and Access Statement

**In Support of a Planning Application
for the**

**Extension of one agricultural
building, for mixed agricultural use
(straw, feed and hay, agricultural
livestock)**

**Higher Highfield Farm, Tinklers
Lane, Slaidburn, Clitheroe BB7 4TP**

The Site

This statement is prepared to support the Planning Application to erect extensions to either end of an existing building at the farm.

Site Location

Higher Highfield Farm is a long established farm comprising 130 hectares of owned land and 60 hectares of rented land. It is located at the northern end of an approximately 450m long access track off the north side of the main road between Tosside and Slaidburn (B6478).

This application seeks permission for general purpose agricultural storage building and for housing livestock with dimensions of 18m x 20m on one end, and 18 x 4.5 on the other end, with an eaves height of 4m and a ridge height of 6.4m, its lower walls will be concrete block and its upper walls will be timber; and it will have natural grey coloured profiled roof sheets. It will be appropriately located immediately adjoining the northern side of an existing building that is presently the building at the northern edge of the group of buildings.

Site Analysis

The site is agricultural land in and around the farmstead and is down to grassland with a yard area at the farm, more or less central in the land with a range of agricultural buildings to serve the enterprise.

The current proposal is to provide additional dry storage for hay, straw and feedstuff, and the option of livestock housing as and when required.

Design

The proposed extensions will be to match the existing buildings in scale, design and materials.

Landscaping

As there are buildings in close proximity no landscaping has been considered relevant. However, additional landscaping can be provided should the local authority require it to be.

Appearance

The appearance of the development will be a traditional building using the normal materials of cement fibre roofing, Yorkshire boarding for upper walls and the lower walls of concrete blocks.

Access

Access to the site and the proposed building is via the main farm entrance, and once vehicles have entered the site, they will have adequate room to turn and manoeuvre. There is adequate room for emergency services if they were ever required on site.