

Design and Access Statement

Applicant : Mr & Mrs G Holt, New Elmridge Farm, Gib Hey Lane, Longridge PR3 2WU

This prior notification is to erect a general purpose agricultural building providing for storage of cattle feed, hay, and straw. The building will have a pitched roof portal frame and be sited adjacent to and adjoining the existing manure store.

Agricultural Statement

The existing family farming business comprises a herd of beef suckler cows, in calf heifers, bulling heifers, and beef young stock of various ages. In addition the holding supports an expanding flock of sheep. This family business owns the farm and rents some more land locally. There is an existing business plan to retain more of the home bred beef calves and sheep.

Providing a roof and structure to store the existing home made produce and proposed feed deliveries required for the existing business will reduce the depreciation on feedstuffs currently stored outdoors.

Design

The produce and feed storage building is to be of the same construction and materials as the existing buildings on the site. This building will provide cover adjoining the existing manure store. As this building will continue to utilise the existing landscaping bund which will be maintained in appearance on the north west side and maintain the low impact of the existing buildings. The chosen materials to be used are a steel frame and fibre cement roof sheeting (with clear plastic roof-lights) and timber space boarding cladding above the existing and proposed concrete panel walls. The design of the proposed building has been sought so as to have regard for the policies of landscape, visual impact and the Area of Natural Beauty.

Transport & Access

Access to the site is from the public highway using the existing farm access track. This application does not seek to alter the use of the entrance. There is an existing farm yard area to the south of the proposed new building for access and turning. This yard area will not be obstructed by the proposed building which is set back behind the manure store.

Access around the Building

Access to and around the buildings is to be from the existing farm yard area. The existing manure store be retained and will continue to service the existing farm buildings on the holding. The existing turning area for feed deliveries will be retained and not encroached on by the modern store.

Appearance

The materials are going to be similar to the completed buildings in the existing farmstead. As described above there is minimal net visual impact from the existing situation.

© David Wrigley Planning 2017

320170665P

Appraising the Context

The completion of the building will improve the provision of suitable storage for bulk feed deliveries for the beef cows, beef replacements, young beef cattle and sheep. The improved storage will protect feed and bedding will retain essential nutrients and prevent deterioration/wastage. The improved storage will be with dramatically reduced risk of leaching which is currently the case when feed is stored in the open elements. The proposed storage facilities are justified above as reasonably required for agriculture and for the business on this agricultural unit.

Additional details - see form and plans.

SCHEDULE 2

Articles 11 and 32

Notices under articles 11 and 32

Town and Country Planning (Development Management Procedure)
(England) Order 2010

NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING
PERMISSION

(to be published in a newspaper and, where relevant, on a website or to be served on
an owner* or a tenant**)

Proposed development at (a) NEW ELMRIDGE FARM, CHIPPING PR3 2WU
I give notice that (b) G.F. & E.E. HOLT
is applying to the [(c) RIBBLE VALLEY BOROUGH Council][Secretary of State]+
for planning permission to (d) NOTIFICATION FOR AGRICULTURAL BUILDING
Any owner* of the land or tenant** who wishes to make representations about this application
should write to the [Council][Secretary of State]+ at (e) R.V.B.C. CHURCH WALK, CLITHEDE
by (f) 31-7-2017

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of
which is not less than 7 years, or, in the case of development consisting of the winning or working
of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold
or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed D.J. Wrigley
+On behalf of G.F. & E.E. Holt
Date 30-06-2017

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their
property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural
tenants' security of tenure.

+ delete where inappropriate

Insert:

- (a) address or location of the proposed development
- (b) applicant's name
- (c) name of the Council
- (d) description of the proposed development
- (e) address of the Council or the Secretary of State as appropriate
- (f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

ADDITIONAL INFORMATION REQUIRED FOR NEW AGRICULTURAL BUILDINGS AND FARMHOUSES



Ribble Valley Borough Council

Application No:

Agricultural /Countryside Planning Application

(Please note if the proposal is for a non-agricultural building questions relating to labour workforce will not be relevant)

Applicant Name GF & EE HOLT
 Application site NEW ELMRIDGE FARM
 Proposed Development NOTIFICATION OF PROPOSED G.P. STORE
 Previous Applications

1. Land

Owned 124 acres (50 hectares)

Rented Summer Grazing

Short-term Winter Grazing

Land use: Pasture Meadow Crop Crop

Land Quality (DA/SDA/NVZ)

2. Enterprise

Dairy: Pedigree/commercial. Dairy Cows

In-calf heifers Bulling heifers Calving

Young stock Milk Quota

Beef Breeding: suckler cows 5

Calving Heifers 30 Calves 25

Beef Rearing: Store Cattle (ages) 59 various ages 12-24 mths

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial. Breeding ewes 150 Lambs 300 Store sheep 150

Lambing period February - April Lambing location New Elmridge Farm

Other

3201706534

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
G. HOLT		F/t	60 +	STOCKMAN	NEW ELMRIDGE

Misc

Existing Dwellings

Other Properties (incl. occupiers).....

Previously owned properties.....

Available properties in locality

4. Proposed Development/Applicant'(s) Comments

Need SEE AGRICULTURAL STATEMENT

Siting SEE AGRICULTURAL STATEMENT

Design SEE AGRICULTURAL / DESIGN STATEMENT

Future Plans.....

5. Financial Details

.....

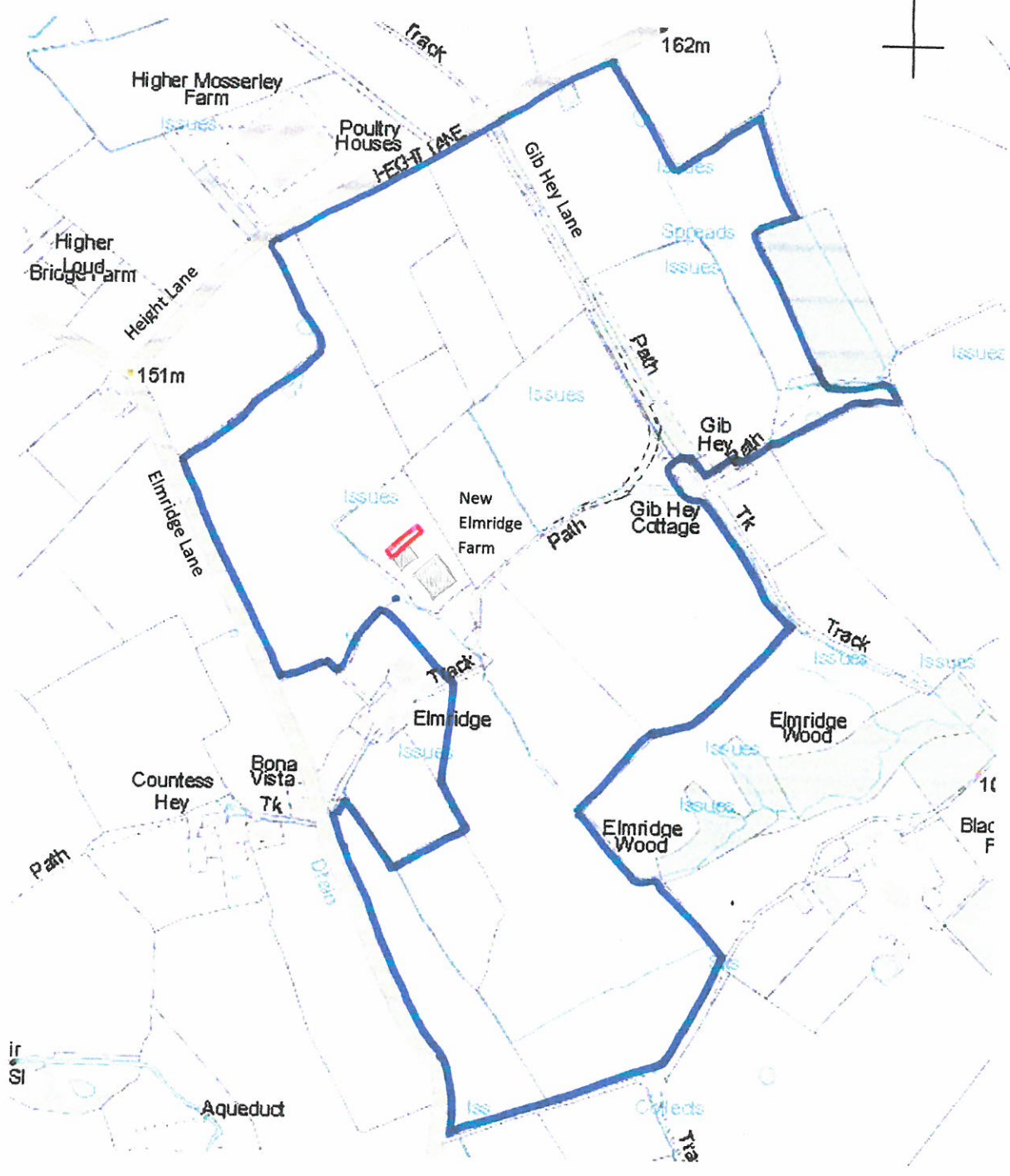
.....

.....

.....

G F & E Holt, New Elmridge Farm – Farm Plan 2

Not to Scale



3 2 0 1 7 0 6 6 5 P

G F & E Holt, New Elmridge Farm – Location Plan 1

Not to Scale



Scale 1 : 1000



320170665P



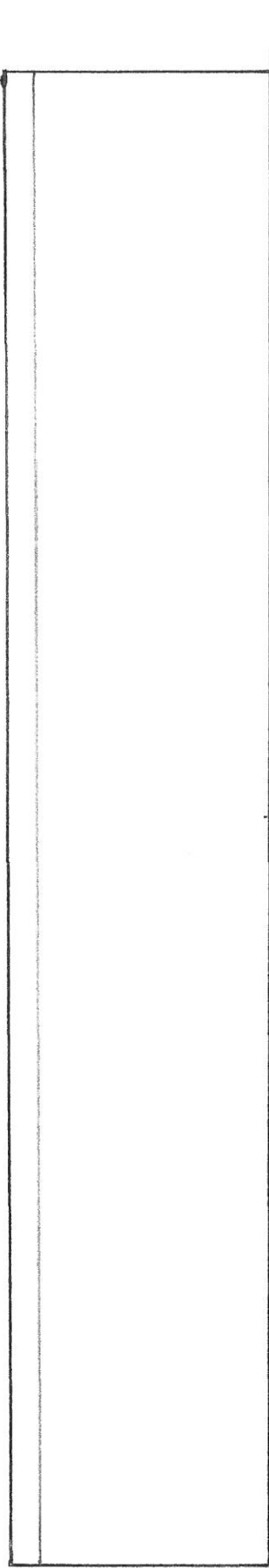
KEY

- A** **Proposed feed and machinery store**
- B** **Existing livestock building**
- C** **Existing Manure Storage**

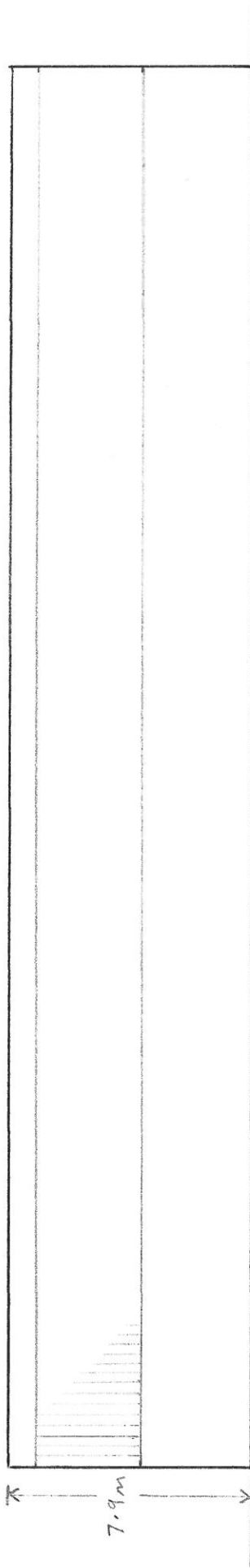
320170665P

GF & EE Holt, New Elmridge Farm – Elevations – Plan 4

Scale 1 : 200



South Elevation



North Elevation

© David Wrigley Planning 2017

320170885p

G F & EE Holt, New Elmridge Farm – Elevations Plan – Plan 5

Scale 1 : 200



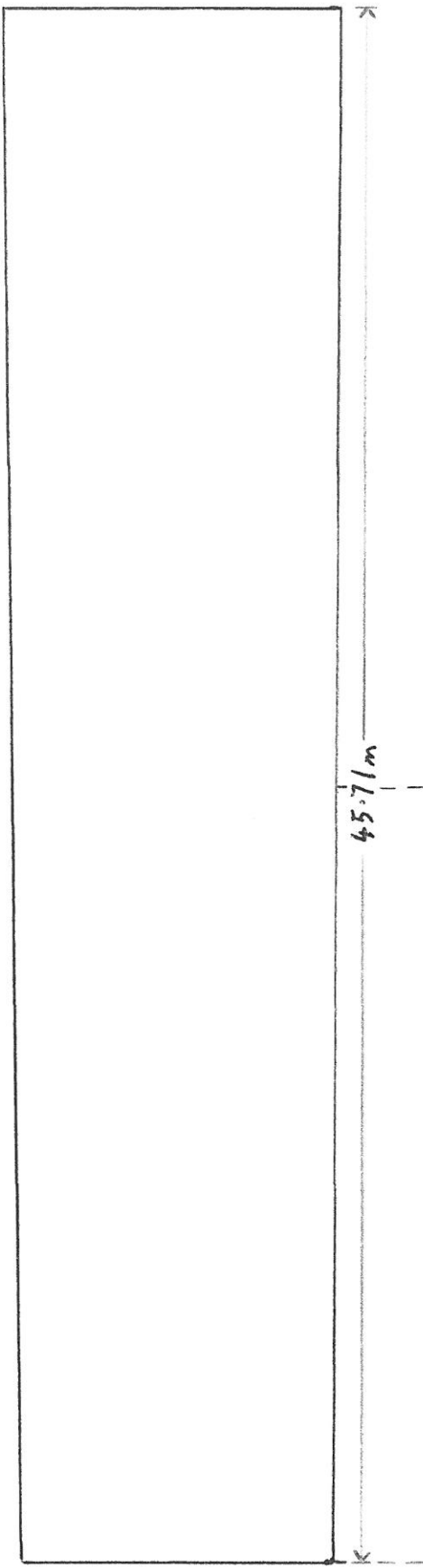
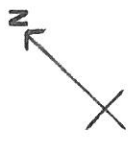
West Elevation

East Elevation

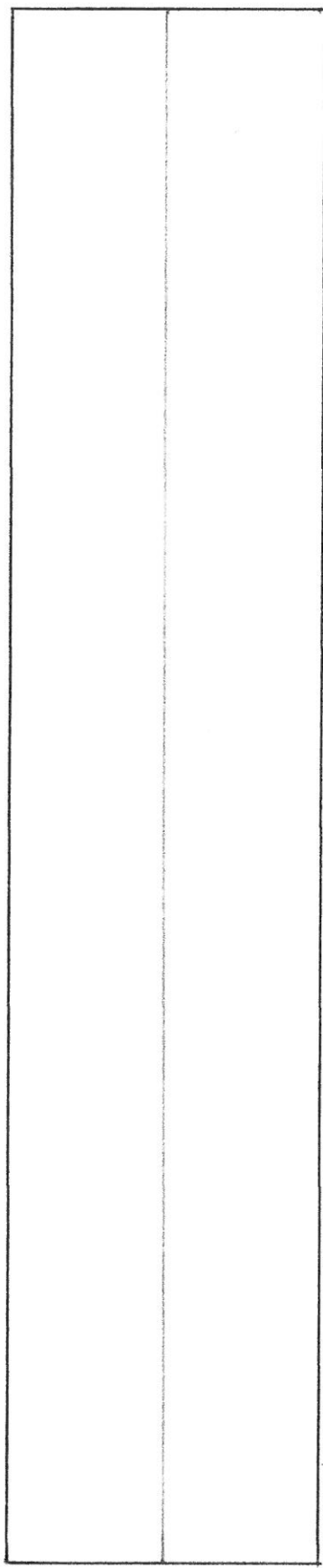
G F & EE Holt, New Elmrige Farm – Floor and Roof Plan – Plan 6

Scale 1 : 200

997708989



Floor Plan



Roof Plan

© David Wrigley Planning 2017