

Agricultural, Design and Access Statement

Applicant: J & JJ Harrison, Lords Farm, Fleet Street Lane, Ribchester, Preston PR3 3XE

Full planning application to erect an agricultural livestock building to provide housing at various times of year and on occasion for additional general storage. This will be typically for hay, animal feed, bagged products/produce, livestock equipment and grassland machinery. This will be a portal framed building with a pitched roof, cantilever overhang to prevent the ingress of blown rainwater onto dry bedding, hay and perishable goods. The siting is adjacent to but not adjoining the existing approved store building.

Agricultural Statement

The existing family farming business comprises a herd of dairy cows, some beef 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, dairy calves and sheep. In winter the sheep grazing is concentrated on the southern part of the main block of land. There is a high demand for hay and feed during the winter months. Hay is offered ad-lib as required so there can be multiple journeys onto the land each day. Provision of livestock housing, well located close to feed and spring pastures, can minimise the labour, time spent and damage from repeated journeys over waterlogged farmland during a typical Lancastrian winter. Reducing damage to grassland is good farming practice. The particular need in this case is to provide a roof and structure to house livestock, usually sheep and feed them home produced hay (made on the adjoining land and stored in the adjacent building) during the poor weather and in winter months. Additionally the storage of livestock equipment, bagged produce/products and farm machinery used on the adjoining land is required for the existing business.

Design

The agricultural building for livestock housing is to be of the same construction and materials as the existing approval for a building on the site. The building will provide cover adjacent to the approved general purpose store/existing fencing materials store. The approved building with the same materials and similar dimensions will completely obscure the visual impact of the proposed west gable when viewed from the south south west. The existing field boundaries will completely obscure the building from most angles including from the B6245 (approximately 1km to the east and 700m to the north). The chosen materials to be used are a steel frame and natural grey fibre cement roof sheeting (with clear plastic roof-lights) and timber space boarding cladding (to allow natural ventilation as required) above the proposed visible low concrete panel walls. The 1.2 metre (visible) concrete panel walls will prevent impact damage from machinery as straw bedding is loaded in and out during the farming year. The design of the proposed building has been sought so as to have regard for the policies of landscape and visual impact although in this case not in 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. Within the farm ownership there is an existing farm track to the north and west of the proposed new building which will not be obstructed by the proposed building which is set back within the field and clear from the farm track. There is an existing public footpath on the farm track which will not be affected by the proposed farm building or by use of the existing gate access to it.

Access around the Building

Access to and around the buildings is to be from the existing farm land. The existing agricultural general purpose store for fencing materials is to be retained and will continue to service the existing farm boundaries on the holding.

Appearance

The materials are going to be the same as the adjacent approved agricultural general purpose store and similar to the existing building nearby on the farmland.

Being situated well away from roads and as described above in the design section there is minimal net visual impact from the existing situation.

Appraising the Context

This agricultural notification will on completion of the building improve the provision of suitable storage for hay, winter feedstuffs for sheep on the land, equipment and farm machinery. The improved storage will protect machinery and feed 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 and machinery stored in the open elements. The additional storage facilities are justified above as reasonably required for the existing agricultural business on this agricultural unit.

Additional details - see application form and plans.