

Design and Access Statement

Applicant : S Ward, Land adjacent to Hough Clough Lane, near Chipping, PR3 2NT

This planning application is for the proposed erecting of an agricultural building to provide for storage of produce/hay, bought in feed, machinery, dry area for handling/shelter for livestock. This will be an open fronted timber framed building. The proposed building is close enough to be reasonably accessible from the road, serves the land and is in a grouping with the existing sheep pens.

Agricultural Statement

The existing farming business comprises mainly a flock of ewes with lambs sold as stores and some young store cattle to make use of surplus summer grass growth. Hay will be made and brought into the building. Items of livestock equipment such as hay racks, feed troughs and some grassland machinery will also be stored when not in use on the land. The building will also provide a dry handling area for livestock, dry pens prior to marketing, clipping, lambing and together with providing shelter in adverse weather conditions. There is an existing business plan to expand the flock to retain more home bred ewe lambs. Providing a roof and structure to store the hay, bagged feed, farm machinery, livestock equipment and provide seasonal livestock accommodation is a requirement for the existing business. The added benefit of a reduction in surface water runoff will be secured by harvesting rainwater from the roof and storing as part of a sustainable rainwater storage system linked to water bowls in the pens and field troughs.

Design

The agricultural storage/livestock building is to be of similar construction to other farm buildings in the locality being of timber framed construction. Chosen external materials to be used are juniper green box profile roof sheeting (with clear plastic roof-lights). Lower wall cladding is juniper green sheeting of the south east gable, north east elevation and north west elevation. Timber space boarding on the upper parts of these three elevations will provide a more natural finish above to eaves height. The space boarding will also allow ventilation for the hay to sweat out properly when it is freshly made and stored in summer and at other times ventilation will be provided for livestock when being handled or taking shelter from bad weather. There are limited views of the proposed building from the road and local footpaths given the rising levels of the land to the south west. In addition the chosen site benefits from screening from high roadside hedges, stone wall and local woodland. The design of the building has been sought to have regard for the policies of landscape, visual impact and the rural area.

Transport & Access

Access to the site is from the public highway using the existing agricultural access. This application does not seek to alter the use of the entrance. There is an existing gateway onto the site of the proposed new building which will not be obstructed by the proposed building which is set back a clear from the existing agricultural access. Some distance to the south and over the brow of the hill there is a public footpath to the south of the proposed building. The proposed building and access to it will not in any way be near, nor obstruct or interfere with use of the public footpath.

Access around the Building

Access to and around the building is to be from the existing agricultural access and from the farmland.

Appearance

The materials proposed are going to be similar to completed buildings in the locality both in farmsteads and serving blocks of agricultural land. As described above there is minimal net visual impact on the rural location and Forest of Bowland Area of Outstanding Natural Beauty.

Appraising the Context

The completion of the building will provide suitable storage for farm machinery, hay, feed, covered livestock handling area and shelter for sheep in bad weather. The 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 as happens when feed and machinery are stored in the open elements. The additional facilities are justified above as reasonably required for this agricultural unit.

Additional details - see forms and plans.