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## **Agricultural, Design and Access Statement**

*Applicant : B Haigh, Land off Stopper Lane, Rimmington*

Full planning application to erect an agricultural storage building. This will be mainly for hay, animal feed, bagged products/produce, livestock equipment and grassland machinery. The construction will be a typical small sized portal framed building with a pitched roof, sheeted side walls to prevent the ingress of blown rainwater onto dry hay and perishable goods. The siting is near to the south boundary of the land and well screened by the existing hedge boundaries.

### **Agricultural Statement**

The existing farming business comprises cattle including young stock of various ages. In addition sheep are overwintered. The applicant owns the land. There is an existing business plan to retain young cattle for longer periods by extending the grazing season. The building is required mainly to store hay and concentrates to provide buffer feeding in fields for cattle in the autumn as grass growth slows. Later in winter the grazing sheep will also require dry hay and concentrates to be fed in racks on the land. There is a high demand for hay and feed during the winter months. Hay is usually offered ad-lib as required so there can be journeys onto the land each day. Provision of a storage building on the land can minimise the labour and time spent during a typical Lancastrian winter. Feeding to balance grassland grazing is good farming practice. The particular need in this case is to provide a roof and structure to store home produced hay (made on the adjoining land and stored in the 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 feed/ machinery storage building is to be of similar construction and materials as typical existing buildings on holdings nearby the site. Chosen materials to be used are a steel frame and juniper green profile steel sheeting for upper walls and roof (with clear plastic roof-lights) and vented ridge capping (to allow natural ventilation of freshly made hay so this can sweat out as required). The lower walls proposed are low concrete panel walls. The 1 metre high panel walls will prevent impact damage from machinery as hay is loaded in during the summer and from machinery when stored in winter. The panels are well screened.

### **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 are no public footpaths crossing the site or the land.

### **Access around the Building**

Access to and around the building is to be from the existing farm land. The proposed general purpose store will service this block of land.

## **Appearance**

The materials are going to be similar to the existing completed buildings on adjacent holdings in the locality. Being well situated on the land and screened by existing hedgerows from the roads there is minimal net visual impact from the existing situation. 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 is not in the Area of Natural Beauty and not prominent when viewed from it.

## **Appraising the Context**

This planning application will on completion of the building improve the provision of suitable storage for hay, winter feedstuffs for cattle and sheep on the land, equipment and farm machinery. The improved storage will protect machinery and feed so retaining essential nutrients and prevent deterioration/wastage. The improved storage will be with dramatically reduced risk of leaching. This is typically the case when feed and machinery stored in the open elements. The storage facilities are justified above as reasonably required for the existing agricultural business on this agricultural unit.

Additional details - see application form and plans.