

Planning Statement

Proposal: AGRICULTURAL STORAGE BUILDINGS ( HAY AND MACHINERY)

Site Address: FAIRCLOUGH BARN, LOUD SCALES, CHIPPING  
PR3 2NX

## Location

1. The site is at Fairclough Barn, Loud Scales, Chipping. Recently purchased by the applicant along with 27 acres (10.8 Ha) in a ring fence at the site

## Background

The farm comprises 27 acres (10.8Ha) All the land is down to grass, and the applicant intends to manage the grassland by making hay off approximately 24 acres, and will also keep sheep on the land in the future, once he has established himself at the property.

There are no existing buildings on site to serve the land, other than one small cattle building which has a footprint of 87 sq m.

## The Proposal

Two buildings are proposed under the Prior Notice system. Each building will have a footprint of 218.4 sq m, and will have an eaves height of 4.7, and a ridge height at 6.4m

The buildings will sit in the paddock adjacent the house, and will be in an L shape, with associated yard area around them for access.

Materials will be of traditional type for this sort of rural agricultural development, and will be in tanalized timber Yorkshire boards, with concrete panels to the lower walls, and natural grey cement fibre roof, with GRP rooflights

## The Process

The holding comprises 27 acres

The land is all agricultural land, and is all down to grass approximately 24 acres will be used for making hay each season.

## Equipment and Machinery

### Tractor

The size of a standard tractor is as follows:

Wheelbase, mm (2185) 2178 2250 2250

Overall Height Standard Cab / Low Profile Cab, mm 2364 / 2627(2 post ROPS) / 2304 ( 4 post ROPS) 2595 2595 / 2540 (low Profile Cab)

Overall Width, mm 2018 1860 (front axle)

### Trailer X 2

The trailer dimensions for a flat deck loader are as follows:

16 feet long x 10 feet wide.

Overall Height Standard Cab / Low Profile Cab, mm 2364 / 2627(2 post ROPS) / 2304 ( 4 post ROPS) 2595 2595 / 2540 (low Profile Cab)

Overall Width, mm 2018 1860 (front axle)

**Baler**

The size of a standard baler is as follows:

Length – 3.60 metres  
Width - 2.24 metres  
Height - 1.95 metres

**Rowing Up Machine**

9ft Hay Merger

**Mower**

Traditional Front Head Mower has a 9ft 2" cut

**Summary**

2.4 tons of hay can be cropped off an acre. From 24 acres, this would equate to 57.6 tonnes requiring 678 cubic metres of space, for the hay storage from 2 crops.

On balance, the proposal represents sustainable development which is in compliance with the local plan and meets the objectives of the NPPF.

**Conclusion**

The applicant has not undertaken the agricultural activity at the site himself, as he has only just purchased the land and the property. In order to do this, he requires buildings in which to house the necessary machinery and equipment as detailed above, and a suitable storage area for the crop of hay from the land.

This is agricultural land, and requires a certain level of care and maintenance in order to thrive and to be productive.