

2/2/21

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**Proposed Manure Storage Building at
Knott Barn.
Laund Farm.
Leagram, Chipping.
Preston.**

Design & Access Statement. (Phase 1)

On Behalf Of

Messrs Stott.

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1:- History.

1.1 – Early History.

The original farm being Laund Farm adjoining the land to Knott barn has been farmed for two generations of the current tenants / owners.

Knott barn and associated land was purchased by the Stott family in the late 1990's to increase the size of the farm, as it previously was part of Lower Greystonley Farm.

1.2 – Recent Development.

In 2002, approval was granted for the existing barn to be converted to residential use and a replacement livestock building erected.

The barn conversion was completed in mid 2000's though the livestock building was not erected.

This application is for a larger pair of buildings to a replacement design that is larger in footprint and height to allow for more modern farming practices.

The siting of the proposed building is on the original approved position to the North of the Fence away from the Lime Kiln's.

1.3 - Listed Status.

The property does not have listed status.

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2:- Design Component.

2.1 – Use.

The present use of the land is grass for grazing young stock, The siting of the proposed building is on the original approved position to the North of the Fence.

The farm requires additional roofed manure store to reduce pollution into water courses such as the river Ribble, of which this farm is placed within the catchment area of, by reducing seepage and run off from manure heaps and handling area's by housing them under a roofed area to collect the rain water and drain it separately away from the contaminates.

Part of this application is for that purpose, allowing the applicants to keep the farm a modern functioning unit and ahead of legislative requirements due in 2027.

2.2 – Amount.

The size of the building would be aprox 463 m2.

2.3 - Layout.

The layout is open plan so allowing a flexible use of the space, allowing storage of differing quantities of bedding materials and manure depending on time of year.

The manure store with the higher eaves high, allowing an efficient use of floor area while having the additional benefits of a more even degradation of the manure.

2.4 - Scale

The scale is well within keeping of the present modern farm as the scale of the buildings to be demolished is far greater.

2.5 – Landscape

The landscape will not alter as there are buildings surrounding the proposed building.

2.6 - Appearance

The appearance will be similar to the existing buildings on the farm.

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3.0 - Access

Access will be from the existing track recently upgraded to access their fields and the application includes retention of part of this.

