



PLANNING, DESIGN AND ACCESS STATEMENT

Proposal: Full planning application for an Agricultural Steel Portal Framed Building for the Housing & Feeding of Livestock.

Location: Holly Hall Farm, Old Clitheroe Road, Dutton, PRESTON PR3 2YU.

Applicant: Mr Whitaker.



1. INTRODUCTION

- 1.1 Slyne Consulting Ltd, have been requested by Mr Whitaker to act as agents, and submit a full planning application which seeks permission for a steel portal framed building for the housing and feeding of livestock.
- 1.2 The land at Holly Hall Farm can be found on the southern boundary of The Forest of Bowland's A.N.O.B, and has been farmed by the Whitaker family for two generations and extends to some 41 hectares (102 acres).
- 1.3 The land consists of grassland for grazing, woodland and a fishery.

2. THE DETAILS OF THE PROPOSAL

- 2.1 This application seeks approval for a steel portal framed building to house and feed cattle. The building will also house an underground slurry store for greater utilization of the space available.
- 2.2 The farm currently has a 50 strong milking herd it is proposed to extend this to 80. The increased herd size will allow the future sustainability of the farm also meeting with current farming methods.

3. AMOUNT & SCALE

- 3.1 The proposed building will measure 36.4 long x 27.4m wide with an eave's height of 4m and an overall height of 7.7m.
- 3.2 The building has been designed using current industry standards and recommendations for livestock husbandry. The natural topography will allow the building to nestle within the existing farmyard.

- 3.3 The integration of an underground slurry store will lessen the farm's overall footprint and impact within the surrounding A.N.O.B landscape.

4. LAYOUT

- 4.1 The site will retain its existing layout, finding Holly Hall Farmhouse to the north and the proposed building nestled within the existing cluster of farm buildings to the south.
- 4.2 The proposed building will integrate seamlessly alongside the current cattle housing with minimal disruption to the existing farm layout.

5. ACCESS

- 5.1 The site can be found at the end of a no through road which is accessed off Old Clitheroe road. No further access is proposed or required as a result of the application.

Access off Old Clitheroe Road – Viewed South.



Termination of no through road – Viewed South.



6. APPEARANCE

- 6.1 The proposed building will be clad using traditional agricultural materials, with a profile 6 fibre cement roof, treated timber spaced boarding down to concrete wall panels.
- 6.2 The impact of the development on the Bowloads A.N.O.B and the openness of the countryside will be minimal, the building will be tucked against the edge of the forest and partially hidden within the natural topography of the site.

The holding viewed from the south.

