

Planning Statement

Agricultural Storage Building.

Bolton Fold Farm
Alston Lane
Alston
Longridge
Preston
PR3 3BN

Outline Description of the Application

The proposed development is for storage of agricultural machinery and storage of animal feed including hay and straw. – Location of building is in red on the location plan.

Background & Reason for Application

The applicant runs an established agricultural business extending to around 250 acres of land. The farm consists of around 250 young stock cattle and 750 fattening lambs. The New building is required for the undercover storage of hay/straw and for the purposes of storing agricultural machinery which is currently needed on the farm.

Scale

The size of the building results in a total floor space of 390 sqm

Access

Access will be gained via the existing yard which is used frequently by agricultural vehicles. There is more than enough room for access of relevant vehicles, plus access for emergency services if they were ever needed.

There will be no impact on the network of public roads or rights of way during the operation of this building due to the current volume of farm traffic remaining the same.

Visual Impact

The design of the proposed building is a typical modern agricultural building and inline with the existing buildings on site. The scale of the building is appropriate for its use and location within the site and the use of matching materials will allow it to integrate into the surroundings as well as matching that of some of the existing buildings on site.

Conclusion

The approval of this application will provide much needed upgraded facilities for this agricultural farm. The surrounding landscape is that of established farmland, and the new building will not cause any significant visual impacts.

The building does not adversely affect the integrity, character and value of the local landscape. All agricultural works on site can be carried out without prejudice to any local public highway