

DESIGN AND ACCESS STATEMENT MILL HOUSE FARM CHAIGLEY FOR MR PENNINGTON

The applicant lives at Mill House Farm and has run a successful business for over 15 years using the existing land and buildings, there are over 102 acres with the farm.

The farm sources conditions and grades sheep for several customers before sending them to be slaughtered.

The farm does not have sufficient land at Chaigley; therefore, sheep are also grazed at several locations in the Ribble Valley rented by Mr Pennington on short term agreements.

This arrangement is not practical for several reasons.

1. Considerable time and cost is incurred travelling between the sites.
2. The sites do not have running water requiring it to be taken to each location.
3. Feed has to be taken to all locations when the grass is exhausted.
4. Animal welfare is compromised.
5. Theft is a problem with the flock dispersed.
6. No security of tenure.
7. Sheep are no longer sheered as the fleece has no value. This means they are susceptible to heat exhaustion and can rapidly die. Shelters and water are required at each location, problematic when you do not own the land.
8. To ensure the long-term financial viability the building is essential enabling the sheep to be housed at the farm.

To address the above problems, it is proposed to house the animals at Mill Brook Farm. There is not sufficient land therefore the solution is to adopt modern farming methods and house the animals in a purpose built shed where they will be fed, watered and sheltered in controlled conditions.

Planning consent was granted for a new building of 470 sq m in January 2016 (3/2015/1037) which was never implemented and has now lapsed.

Following Brexit and market pressures have resulted in the building being reduced 200 sq m.

The structure will be a steel portal frame with a white roof to reflect the sun to reduce overheating. High level cladding will be hit and miss vertical timber to ensure cross ventilation. The store will be dark green profile metal sheets for security, as next-door sheds.

Access to the building from the access drive is across the field no road is required.

Pre application advice was sought before the previous application, which advised a full application was required as it exceeded the permitted development limit.

The building has been significantly reduced in size and we apply for permitted agricultural consent by prior approval.

The current proposal is 200 sq m and we submit an application for agricultural consent by prior approval.