

PROPOSED  
AGRICULTURAL BUILDING  
ON LAND AT  
LOWER EDGE FARM  
TINKLERS LANE  
SLAIDBURN

SUPPORTING STATEMENT

32022-10227



### SITE ADDRESS

Lower Edge Farm, Tinklers Lane, Slaidburn, Clithereo, BB7 4TP

### LOCATION

See site plan Ref 003 map area bounded by 373389, 425407, 373671, and 452689, north of Tinklers Lane and west of principle access track to Lower Edge Farm.

### SITE DESCRIPTION

Location Plan Ref 001 shows land ownership and the application site.

Site plan 002 shows several farm buildings to the east of the lower edge farm complex that have been sold of to the applicants son in law 5 years ago as a separate entity.

Low Edge Farm now consists of the farm house together with 23 acres (9.31 hectare) of agricultural land.

To the west of the access that serves Lower Edge Farm and the junction with Tinklers Lane, there is a fenced enclosure and gate access ( the gate access forms part of a separate application) The proposed agricultural building will be sited within the confines of the fenced enclosure. The enclosure is 'L' shaped measuring 35m x 35m. The building will be sited within the west leg of the enclosure , see drawing No 5004 and 5005.

### DESIGN

The building shall be a steel portal frame, rectangular in shape measuring 18.5m x 9.30m 172m<sup>2</sup> with an eaves height of 4.60m base walls out of p.c. concrete panels , remainder walls and roof out of single skin steel profile sheets with juniper colour plastic coating.

2 roof lights to each roof plane, principle roller shutter door to the east elevation with side personal door.

### DRAINAGE

Roof and surface water shall discharge into a soak away.

## HIGHWAYS

The existing site access gate will be set back into the site a min 5.0m, with returned stone walls each side to prevent on street parking, prior to entering the site.

The entrance apron will be finished with a tarmac surface.

Parking and turning head shall be formed within the site to allow all vehicles to leave the site in forward gear . Surface shall be selected compacted stone

## SUMMARY

Lower Edge Farm is now a trimmed down version of a small holding farm. The agricultural building will support the husbandry of the land, for storage of a tractor, small excavator, tools, hay storage and young seasonal live stock.