

**PROPOSED
AGRICULTURAL BUILDING
ON LAND AT**

**BRIDGE END FARM
WOODHOUSE LANE
SLAIDBURN
CLITHEROE**

SUPPORTING STATEMENT

Assessment Brief

The farmhouse and attached barn have been vacant approximately 20 years. The applicant has recently purchased the farm as a whole including buildings and land.

The applicant has a farming background with the intention of upgrading-restore the farmhouse to high habitable standard and farm the land as an agricultural small holding.

The project involves 2 phases and 2 planning applications.

Phase 1: Apply for and erect an agricultural building suitable for the intended type of farming and use. This will be further justified in the attached "additional information required for agricultural applications" form.

Phase 2: Apply for the renovation of the grade II listed building farmhouse.

The following statement will illustrate the reasoning of location for the proposed agricultural building and importantly not to compromise the immediate location and environment of the listed building.

With particular emphasis on farmhouse – proposed building relationship. The existing line of mature trees will provide a "separation zone".

Site Address

Bridge End Farm
Woodhouse Lane
Slaidburn
Clitheroe
BB7 3AN

Site Location

See site plans 002 and 003 area bounded by S.D. 70310-53608 approximately 2 km north of Slaidburn village via Woodhouse Lane. Policy ENV1. Area of Outstanding Natural Beauty as defined by the Ribble Valley Districtwide local plan.

Site Description

The farm comprises 32 acres (13. hectare) of meadow and pasture land.

Entrance to the farm land is via Woodhouse Lane and a meandering track down to a hollow (depression) crossing a stream to the location of the farmhouse with attached barn-shippon and a small outbuilding (shippon). All comprising the "Farm Yard".

The track continues crossing the front of the farmhouse (south) to a significantly higher plateau into the farmland and a redundant barn north-east of the farmhouse.

Site plan 003 shows the location of the proposed building that is physically and practical to build on land that is least productive because of quality providing easy access to the best productive meadow and pasture land.

(Refer to photograph survey showing the farmyard location, track and access to the land).

Design

The building will measure 60.00 m x 20.00 m with a 4.50 m eaves and 7.0 m overall height with a roof pitch of 10°

Construction will be out of a series of steel portal frames with concrete blocks or reinforced concrete panels. Lower perimeter walls 2.0 m high remainder, higher walls out of "Yorkshire" vertical boards providing natural ventilation at all times. Roof cover will be discharged into the adjacent local stream.

Surface water from the roof will discharge into the adjacent lower stream.

Life stock foul will be stored in a midden adjacent the building prior to meadow muck spreading.

Bale and Plant Compound

The Compound will be 60.00 m x 25.00 m.

Selected compacted stone surface with perimeter post and rail fence.

Used for daily storage and use of various farm machinery as stated in the additional form information sheets.