

Design and Access Statement

**In Support of a Planning Application for
Engineering Works to form open silage
clamp**

**LOWER ALSTON FARM, RIBCHESTER,
PRESTON PR3 3XS**

MR DAVID TALBOT

29th February 2024

Amount

Proposed Development

The proposed development is for a concrete silage clamp, formed from three concrete panels walls and concrete floor slab

The proposed clamp has been designed considering the amount of land currently forming the holding. The farming enterprise consists of 550 acres of land and 400 dairy cows plus 300 followers. The clam is proposed to store silage produced at Lower Alston Farm, for use as feed for the cattle over winter when they cannot graze as they are kept indoors.

There is one clamp on site bit it is not large enough to store all the silage kept on site. The applicant currently stores excess silage in wrapped plastic, which is being phased out due to the negative environmental impact of single use plastic

The siting of the clamp is adjacent the existing clamp, on the edge of an existing yard area

Amount

The clamp will measure 41m x 27.4m and will have concrete panels at 3.6m high

Policy Context

The NPPF states that the heart of the National Planning Policy Framework should have a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Agricultural development forms a dimension of sustainable development in that it contributes to the economic stability of the rural area.

Summary of Impacts

The provision of the silage clamp will have a major effect on the business. Firstly, from the significant reduction in use of plastic wrapping

Access

Access will be gained via the existing farm access off Church Street. There is adequate room in the existing entranceway area for turning and maneuvering vehicles, plus access for emergency services if they were ever needed.

No impacts are predicted on the network of public roads or rights of way during the construction or operation periods; therefore, no additional measures are thought to be necessary.

Agricultural land classification

The land is classified as grade 3

Conclusion

The proposed silage clamp will improve storage arrangements at the farm, negating the need for single use plastic wrapping
The proposal represents sustainable development in that it will improve the economic dimension of the farm's operation within context of the rural economy.