

Design and Access Statement

**In Support of a Prior Notice Class A
Part 6 Application for the**

**Erection on one agricultural storage
building (over existing open silage
clamp)**

**Higher Highfield Farm, Tinklers
Lane, Slaidburn, Clitheroe BB7 4TP**

**Mr R Mason
4th February 2025**

Legislative Background - Class A agricultural development on units of 5 hectares or more, Part 6, Schedule 2 of the General Permitted Development Order 2015 (as amended)

1. It has been established in the Courts that any application for Prior Approval must first demonstrate that the proposal is permitted development, under the clauses of the relevant Class, and then furthermore address matters for prior approval, the two are not mutually exclusive.
2. Under a Part 6 submission, the '*reasonable necessity*' and '*purpose led design*', must also be detailed enough for a judgment on whether a proposal qualifies for PD.
3. An assessment of the legislation is set out in numbered points below with the legislation wording in italics.

Permitted development

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

(a) works for the erection, extension or alteration of a building; or

4. The proposal is to erect a roof to cover an existing silage clamp.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

5. The development proposed is at the farmstead which is the central holding amongst those forming the unit, more than 1 hectare. The total holding is 190 Ha.

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

6. No development under Class Q or S, Part 3, have been carried out on the unit whatsoever.

(c) it would consist of, or include the erection, extension or alteration of a dwelling;

7. The proposal is for an agricultural storage building.

(c) it would involve the provision of a building, structure or works not designed for agricultural purposes;

8. The proposal is for a building covering to an existing silage clamp. The particular form of storage is supported with grant funding by environmental initiatives from Natural England

Overall the benefits to the scheme are as follows:-

- protect and improve water quality
- enhance and protect the natural environment
- permit our moorland habitat to become more resilient to long term climate change
- reduce the impact of diffuse pollution that arises from rural and urban land use

(e) the ground area which would be covered by—

- (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or*
- (ii) any building erected or extended or altered by virtue of Class A, would exceed 465 square metres, calculated as described in paragraph D.1(2)(a) of this Part;*

9. Amendments to Class A now allow for development to cover an area of 1500 square metres. The proposal is 1444 square metres.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

10. The nearest aerodrome is over 10 kilometres away.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

11. The nearest aerodrome is over 10 kilometres away.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

12. The nearest classified road is the B6478 at approximately 395 metres to the east

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

13. The building will not include accommodation for livestock, slurry or sewage sludge. The curtilage of nearest non-associated dwelling is 511 metres to the south west.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;

Not Applicable

or (k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system— (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or (ii) is or would be within 400 metres of the curtilage of a protected building.

Not Applicable

It is established that proposal is permitted development; further information is provided on the necessity, design and matters for prior approval

The Site

Site Location

Higher Highfield Farm is a long-established farm comprising 130 hectares of owned land and 60 hectares of rented land. It is located at the northern end of an approximately 450m long access track off the north side of the main road between Tosside and Slaidburn (B6478).

This application seeks permission via permitted development for a building over the existing silage clamps

The lower walls are to be retained new upper walls will be timber; and it will have natural grey coloured profiled roof sheets.

Site Analysis

The site is agricultural land in and around the farmstead and is down to grassland with a yard area at the farm, central in the land with a range of agricultural buildings to serve the enterprise.

Design

The proposed building will match the existing buildings in scale, design, and materials.

Landscaping

As there are buildings in proximity no landscaping has been considered relevant.

Appearance

The appearance of the development will be a traditional building using the normal materials of cement fibre roofing, Yorkshire boarding for upper walls and the lower walls of concrete blocks.

Access

Access to the site and the proposed building is via the main farm entrance, and once vehicles have entered the site, they will have adequate room to turn and manoeuvre. There is adequate room for emergency services if they were ever required on site.