

## Agricultural and design statement

At land off Longridge road Hurst green bb79qp

Proposal for extension of agricultural building to form machinery storage and regularisation of existing hardstanding. The extension is required to store grassland machinery (tedder, fertiliser spreader, mower etc) since the removal of the temporary agricultural store on site this machinery is now stored outside open to the elements. The machinery in question is solely used on the 32 acre block of land known as Hud lee. There is no storage space at Grindlestone (which is located over a mile away) for the machinery and equipment. Storing machinery on site saves time and journeys that we have to make to and from site to change machinery in busy harvesting seasons. Having a roofed area to store machinery on site will also reduce the risk of the machinery getting damaged by the elements, machinery deteriorates outside, so high rates of depreciation become uneconomic. The hardstanding which forms the retrospective part off this application is a small area alongside the existing building and to the north of the building. This is essential for access the existing livestock building for daily feeding, bedding up and mucking out and also allows access to the straw bay. The area north of the building is required to store farm machinery and is ideally located to be less visible from bridleway. The area is also used for a livestock drinker and hay racks. Without the hardstanding, over the winter months the ground would easily become poached, making vehicle access, which is necessary to transport feed and bales from the building to the feeders, unsafe. The open area of hardstanding also provides dry access to the 32-acre field it adjoins. This reduces the occurrence of mud being brought off the field onto the road, as tractors and machinery do not have to enter the field at one singular point, which causes poaching, the current hardstanding provides a wide area that tractors can enter the field.

## Design / appearance

The extension to the building is to be in the same style as existing building (galvanised steel portal frame) and will increase the length of the existing building by 6m. The extension will be open fronted to allow machines to be parked and removed from the building. It will have cement fibre roof sheets, timber Yorkshire board, and concrete panels to the base, typical and in keeping within the local area.

## Siting

The siting of the building has been carefully planned to provide a modest size extension whilst still providing enough space to protect the machinery from the elements. Having assessed a number of sites within the block of land, the proposed site was chosen for the

least visible impact, best use of existing natural screening, and best use of existing hardstanding.

#### Access

The proposed building and hardstanding will utilise existing access and internal track. The existing access connects to a private track which connects to the highway at Longridge Road, the current access use remains the same to support the existing agriculture activities that are already taking place on site. There will be no increase in journeys to and from the highway due to the development.

#### BNG

In this respect, it is believed that BNG does not apply to retrospective planning permissions made under section 73a. With this in the mind and as the application is part retrospective, (hardstanding) BNG does not apply to this development.