

Design & Access Statement for the Proposed Agricultural Building at Godley Farm, Fole.

To be read in conjunction with the planning application for the construction of an agricultural building at Godley Farm, Fole Lane, Fole, Staffordshire. ST14 5EE.

1. Introduction

This application is for a new agricultural multi-purpose building to primarily provide a covered area for the storage of hay bales & farm machinery used in connection with the applicant's cattle farming activities. It is proposed that the building will be constructed at the applicant's address, Godley Farm, which is a family operated dairy farm owned and run by the applicant. The area of land adjoining the farm owned by the applicant is approximately 50 acres, with another block of agricultural land of an approximate equal area owned nearby in Beamhurst. Therefore the total land currently owned by the applicant is approximately 100 acres.

2. Proposed Use

The proposed building shall be split into four separate areas. One bay of the building will be used as a secure agricultural workshop. Another three bays shall be used for the storage of hay bales, with another three bays used for the storage of agricultural machinery including a tractor. In the final bay, an enclosure will be formed internally for the purpose of providing shelter for the applicant's pedigree bull stock.

To accommodate the new building at the location shown on the site plans, it is proposed that an existing timber-framed building will be demolished and removed from the site. This existing building is in a poor condition, and its removal will both improve the aesthetics of the site and also help to reduce the visibility of this section of the farm from the roadside, as the proposed monopitch building will be lower in height than the ridge of the existing building. A photograph of the existing building is shown below:



3. Design

The design of the proposed building is similar to the existing buildings on the farm, and is a standard agricultural monopitch design. The dimensions of the building are the bare minimum required to fulfil the applicant's storage needs. The eaves height above floor level is 3.66m at the low side and 6.325m at the high side. The high side of the building will be left open apart from one bay in which a roller shutter door will be installed to provide a secure agricultural workshop area.

There will be two full-height internal partitions in the building to provide suitable separation between the agricultural workshop, bale storage area and machinery store.

4. Materials

The materials on the proposed building are in-keeping with those of a standard agricultural building. This includes natural grey fibre cement sheeting on the roof and single skin box profile ventilated steel sheeting clad down to lap 2m high concrete panels along the low side and ends of the building.

All vertical cladding is to have a Juniper Green (12B29) coloured finish. The choice of cladding colour will help to minimise the visual impact of the building in relation to the natural screening provided by the adjacent hedgerow.

5. Location & Access

The location of the proposed building was chosen as it utilises existing access routes within the farm and is in close proximity to other farm buildings. The applicant views this position as a convenient location to store bales & machinery, away from the majority of livestock.

The building is naturally screened by a dense covering of shrubs and tall trees running alongside the eastern side of the building, concealing the building from Fole Lane. Further natural screening is provided by a grass bank along the northern side of the building.

The grass bank to the north of the building will remain undisturbed during construction, and no further landscaping will be required outside of the existing yard area.

Access arrangements on the farm are not affected by the proposed development and there will be no increased demand on public services.

The photograph below shows the degree of natural screening currently present on the site. It is proposed that the building is to run alongside the hedgerow shown.

