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DESIGN AND ACCESS STATEMENT
AND PLANNING STATEMENT
ERECTION OF NEW AGRICULTURAL BUILDING
FOR MR G.W. BRASSINGTON
AT
LITTLE GREENHEAD FARM, KINGSLEY MOOR,
ST10 2EL

Introduction

Mr G.W. Brassington is a Dairy Farmer who farms 47.84 hectares of improved grassland. He has a dairy herd of some 85 milkers and 5 followers plus 10 beef cattle. He intends to increase his Diary Herd and also produce and rear more Beef Cattle. The land he farms is in 4 separate locations, which are all near the main farmstead at Kingsley Moor.

Location

The proposed new building will be on the main farm site, this site has all the farm buildings in its area of 9.06 hectares as shown on the site plan.

Proposed Development and Site Use

This application is for the erection of a new building, which will be used for the storage of new machinery and food stuffs. This building is now needed as the farm in recent years has extended its hectarage and its cattleand will increse further. This increase has been made possible by modern husbandry, farming methods and the purchase of new land. The new building is needed if the farm is to remain competitive and modern.
The actual site of this building will adjoin the site of silage storage.
Also a new track as described below to serve the new building and Silage Store is applied for in this application.

Materials and Appearance
The building will match other buildings on the site and will fit in with the environment. It will be a Portal Frame Building, steel work t S5502 Class II Agricultural Design. The roof will be sheeted in Dark Green Fibre Concrete Sheets BS5252 Ref No 18829 (Dark Slate) rainwater goods to match. There will translucent corrugated sheets.
The Building will be cladded with vertical Dark Green Box Cladding to all sides in Dark Green.Concrete panels to be 3 metres in height below the Box Cladding.

Access
Access to the new buildng will be from Broad Oak Lane which is unclassified. Mr Brassington wishes to create a new concrete track from to serve the new building and the silage store. This is shown on the Location Plan and will be acessed through an existing field gate, this access will replace another access and track to the West on Broad Oak Lane. There will be the same number of access points on to Broad Oak Lane. Using this new track will reduce the traffic through the farmyard and will save damage being caused to the Farmhouse and the Milking Facilities.

Policy Statement
The National Planning Framework which came into force in March 2012 and replaced earlier

planning policy guidance with a single document still has at its heart in paragraph 17 and paragraph 28 the support of rural industries including agriculture. This new building at Little Greenhead Farm will allow the farm business to adapt to new and changing markets and be more competitive in the production of milk and to make further progress into the rearing of beef cattle. Agriculture is more competitive and has many more standards than just 5 years ago, this new building will enable this business to meet the current standards.

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