M J BARRETT
CONSTRUCTIONS

DESIGN & ACCESS STATEMENT & STATEMENT OF AGRICULTURAL NEED

Proposal: **Proposed General Purpose Agricultural Building.**
Address: **New Hall Farm, Dingle Lane, Rushton Spencer, Macclesfield, Cheshire SK11 0QT.**
Date: **18th August 2016**

1. Introduction

1.1. In May 2006, the government introduced changes to the planning applications process. The circular guidance on changes to the development control system, effective from 10 August 2006.

1.2. This Design & Access Statement accompanies a full planning application for the proposed erection of an agricultural building.

1.3. The building is located at land at New Hall Farm, off Dingle Lane, Rushton Spencer. The purpose of the building is for general purpose agriculture.

2. The Site

2.1. The farm is situated approximately 5 miles East of the town of Congleton and approximately 9m to the south of the town of Macclesfield, Cheshire. The location of the site is to the centre of the farm. The proposed building is to be located adjacent to several other agricultural use buildings. They consist of cubicle sheds, loose housing and a hay store.

2.2. The applicant farms and owns approximately 201acres (81.5 ha) of agricultural land. In addition to this, the applicant rents approximately 50 acres (20 ha)

2.3. The farm owns a variety of livestock which includes approximately 235 cattle

3. Context

3.1. The building has been constructed in conjunction with the operation for the essential day to day running of the working farm. The proposed building will be used for housing cattle during the winter months, the storage of hay, straw and fodder and the storage of agricultural machinery. It is anticipated that the proposal will allow further development of the farming business.

3.2. The applicant works full time on the farm and also has 4 full time employees that work on the farm.

4. Proposal/Architecture

4.1. The proposal is a steel framed agricultural building, the existing agricultural building currently in the proposed location will be demolished as part of these proposals.

4.2. The building shall be 50.457m long x 10.668m wide, 5.2m to the eaves level and 6.7m to ridge level. The overall area of the building is 538m².

4.3. The roof is clad in natural colour Marley Eternit fibre cement sheets. Vertical cladding to all elevations is to be plastisol coated box profile steel wall cladding in Juniper green. The North, East and West elevations are to be have 3m high concrete wall panels below the cladding.

4.4. All new facing materials have been selected in order for the building to integrate with the adjacent agricultural buildings and to reduce the visual impact. The appearance of the proposed building is in-keeping with other similar modern agricultural buildings

5. Access Statement

5.1. Access to the site from the main road will remain the same.

6. Landscaping

6.1. The existing hard surface surrounding the site will be retained while being adapted to aid the size and location of the proposed building.

6.2. There will be no change to the existing floor level on the site.

6.3. There is no additional landscaping proposed for the development due to the presence of existing landscaping nearby.

7. Conclusion

7.1. The building will provide the farm with additional storage space for hay, straw and animal fodder whilst also providing housing during the winter for the farms livestock. The scale and location are consistent with the working requirement of the farm and for what a farm of this scale requires.

8. Drawings

8.1. This document should be read in conjunction with drawing number 3821-01 Scheme as Proposed and Location Plan.

Compiled by Jason Brindley (MJ Barrett Constructions (Staffs) Ltd)