Design & Access Statement

Proposal: Extension to agricultural building to store fodder & implements.
Site Reference: R & S Bailey, Cloudside, Cloudside, Congleton, Cheshire. CW12 3QG.

Introduction
The holding is located on Cloudside in a rural area. The land and buildings are being used for fundamental agricultural processes. The farmland is currently used to breed sheep and to produce fodder. The family run farm currently has 500 breeding ewes + offspring (900 Lambs), 100 breeding rams and 150 replacement breeding ewes.
The holding extends to approximately 50 hectares and a further 40 hectares is locally rented. The field boundaries in this area comprise of stonewall, sheep fencing, and hedgerow.

Amount of development
The proposed planning is to extend the existing agricultural building. The floor area created by this development will be 97 M^2. The floor area of this extension will be of an open plan design.

Use of proposed buildings
In an attempt to look after farm assets the buildings are required to store fodder and implements.
Part of this extension will be use to store bales of straw and hay. By enabling these bales to be stored in the building it will reduce waste.
The buildings will also be used to store farm implements in which are currently left outside exposed to the elements. These buildings will also provide shelter to mend any broken down implements.
Implements that maybe stored include tractors, trailers, quad bike and general agricultural equipment required to run the holding. The buildings will enable some equipment to be kept out of view and restricts the chances of them being stolen.
This proposal will assist the farm to be economically viable.

Site Assessment
We feel that the extensions have been placed in the most practical locations without causing damage or disturbance to the surrounding environment and landscape. The locations also minimise the expansion of the farmstead

Appearance
The proposed extensions will be of a portal frame construction. The materials (noted in the plans) proposed will mirror the existing agricultural buildings in the farmyard without having an adverse visual impact. Any additional lighting introduced will be low energy including 20% skylights.

Access
Access to the extensions will be from existing vehicular roadways to and around the holding. We do not seek to increase the number of roadways. Access can be gained to this holding from Cloudside. There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.

Existing buildings on the holding
The existing buildings on the holding are used to house livestock.
There is not sufficient room in the existing building to store the fodder and implements required to manage the holding.