DESIGN

AND

ACCESS STATEMENT

Proposed Hay & Haylage Store

At

Red Bank Farm

Stoke-On-Trent

Client: Mr. S. Lowndes

Ref: 100

Date: June 2020

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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them.*

1.3 The application is for the erection of a hay & haylage store to serve farming needs for land at Red Bank Farm. Red Bank Farm includes a substantial stable block built under planning permission 12/00087/FUL. At present there is only storage for 1 week's supply of hay/haylage which necessitates weekly deliveries via tractor from a supplier in Audley. Red Bank Farm includes 18 acres of grazing land. It is proposed to set aside the field noted on the plan as a dedicated hay/haylage cultivation field as this field consistently produces the best quality meadow grass on the farm. There would be at least 2 cuts per annum from this field and with dry storage located in the same field, Red Bank Farm would become self-sufficient in hay/haylage. Each cut would produce approximately 20 large bales of haylage or 100 small bales of hay.

2.0 Use

2.1 The proposed works will provide much needed hay & haylage storage to serve farming needs for land at Red Bank Farm.

2.2 There is currently a small shed located on the proposal site which will be removed from site to make way for a new hay & haylage store.

2.3 The proposed store would be used solely by the residents of Red Bank Farm.

2.4 The site is located in the Green Belt, but it is thought that the proposed store would be in keeping with adjacent buildings recently built by neighbours also on green belt land (PP Ref: 62797/FUL).

3.0 Amount

3.1 The proposed development on the site is an exact match, in footprint area, of the neighbouring equipment store. In addition to this, as part of the proposal, the applicant seeks to demolish a timber shed as shown on the plans.

3.2 The size of the stores is suitable to dry store the hay/haylage cultivated directly from the farm making Red Bank Farm self sufficient in terms of horse feed.

4.0 Layout

4.1 The site plan (Dwg. 100-10) submitted with the planning application clearly shows the layout of the proposed development.

4.2 The layout has been forged by the location of the newly built neighbouring equipment store together with the location of the field being used to cultivate hay/halylage. This location works well in order to hide the previously mentioned neighbouring equipment store from view providing adequate privacy and is located in the same field that is used for the hay/haylage cultivation.

5.0 Scale

5.1 The scale of the store is something that is set by area of land to be farmed. The store is designed to accommodate a minimum of 20 large bales of haylage or 100 small bales of hay that are estimated to be cultivated from each cut of the allocated cultivation field. In practice, there will normally be an overlap of storage from current and previous cuts with the three access doors allowing for rotation of storage and correct stock usage.

6.0 Landscaping

6.1 At present, there is no sign of any landscaping features on the site. At present, the existing timber shed is in need of refurbishment and enlargement. The proposed works will have a substantial effect on the quality of the sites aesthetics and make the site much more suited to its surroundings. Agricultural stores such as what are being proposed are a common feature and part and parcel of the rural scene. No specific landscaping, in terms of planting, has been proposed as we believe the refurbishment and development of the site with materials sympathetic to its surroundings will improve the site vastly. The materials, quality and finish of the development will provide sufficient landscaping.

7.0 Appearance

7.1 The neighbouring equipment store is constructed in stonework with a tiled pitched roof, the proposed store will match these materials in an effort to make it blend effortlessly into its backdrop.

8.0 Access

8.1 The two existing access points off Bagnall Road to Red Bank Farm will remain undisturbed and traffic being generated by the current deliveries of hay/haylage will be eliminated.

8.2 At present, residents of Red Bank Farm access the site off Bagnall Road and utilize existing parking facilities at their residence. Access to the store and facilities is through Red Bank Farm and through an existing gate which has always been used to access the adjacent field. It is suggested that this access is sufficient and meets the need of residents.