DESIGN & ACCESS STATEMENT & STATEMENT OF AGRICULTURAL NEED

Proposal: **Steel Portal Frame Storage Building for the Housing of Farm Implements**
Address: **Clay Lake Farm, Breach Road, Brown Edge, Staffordshire, ST6 8TR**
Date: **26th November 2021**
A.H. No: **37-066-0279**

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 a new steel portal framed storage building for the housing of farm implements.
1.3. The building is located at Clay Lake Farm in Brown Edge Staffordshire. The purpose of the building is for the storage of farm implements, hay and straw.

2. The Site

2.1. The farm is situated in Brown Edge, Staffordshire. The location of the site is on the East side of the farm, approximately 11.5m from the main road (B5051 Breach Road).
2.2. The applicant owns and farms approximately 17 acres of land.
2.3. The farm owns approximately 6 Rare Breed Cattle.



VIEW OF EXISTING SITE

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 a steel portal frame structure to house farm implements and bedding. The new building will have wall cladding on all 4 sides taken down to the height of the 1m concrete wall panels. It is anticipated that the proposal will allow further development of the farming business.

4. Proposal/Architecture

4.1 The proposal is a steel portal frame storage building for the housing of farm implements (Muck spreader, Flail topper, Sprayer, Fertilizer spreader, Slurry tanker, Mower conditioner, 4 rotor Tedder, David brown 1690, JCB Loadall, JCB 3CX, Hay trailer Tipping trailer, Chain harrows, Field rollers)

4.2 The building shall be 24m long x 16m wide and 6m to the eaves level. The overall area of ground covered by the new roof is 402m².

4.3 The roof is clad in natural coloured box profile metal sheet cladding. Vertical cladding is to be plastisol coated steel cladding in Juniper Green (BS-12-B-29) above1m high natural finish concrete panels.

5. Access Statement

5.1. The building will be accessed from via the North West Elevation

5.2. Access to the site from the main road (B5051 Breach Road) will remain the same.

6. Landscaping

6.1. The existing surface surrounding the site will be 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.

7. Conclusion

7.1. The building will provide the farm with a dry area to store Farm implements, hay and straw. The scale and location are consistent with the working requirement for what a farm of this scale requires.

8. Drawings

8.1. This document should be read in conjunction with drawing numbers:

Scheme Proposals
Site Location Plan