

# HARVEYHUGHES

INDEPENDENT RURAL CONSULTANTS

**Mr A Norbury**

Gorstead Mill Farm

Bradnop

Leek

ST13 7NL

## Justification Report / Design & Access Statement

In support of

A Planning Application for the Proposed General Purpose  
Agricultural building at Gorstead Mill Farm.

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## Contents

|              |                                                           |   |
|--------------|-----------------------------------------------------------|---|
| 1.0          | Introduction .....                                        | 2 |
| 2.0          | Purpose of New Building .....                             | 2 |
| 3.0          | Visual Impact / Access .....                              | 2 |
| 4.0          | Storage Requirement .....                                 | 3 |
| 5.0          | Conclusion .....                                          | 3 |
| Appendix 1.0 | Location Map of land owned and rented by Mr Norbury ..... | 4 |

## 1.0 Introduction

Mr Norbury operates an agricultural business at Gorstead Mill Farm, a small holding in Bradnop, Leek.

The small holding is surrounded by 1 ha (2.471 Acres) of permanent grassland, Mr Norbury also rents an additional 4.5 ha (11.12 Acres) of grassland just 5 miles up the road from Gorstead Mill Farm. Maps of land owned and rented can be seen in appendix 1.0. Mr Norbury has a small flock of sheep which he keeps on the land and produces forage for.

Mr Norbury recently purchased Gorstead Mill Farm, having moved away from his sons farm. he now undertakes operations for his own business and therefore requires storage for his machinery and produce, as such this application is being submitted for a General purpose agricultural building.

## 2.0 Purpose of New Building

As mentioned Mr Norbury is establishing his business at Gorstead Mill Farm and with this requires storage for machinery and produce to be adequately stored.

The proposed building measures as follows:

Length = 18.3m  
Width = 9.14m  
Eaves Height = 3.65m  
Ridge Height = 4.3m

The total surface area of the proposed building will measure **167m<sup>2</sup>**.

## 3.0 Visual Impact / Access

The building has been designed to be within keeping with the existing agricultural buildings and other agricultural buildings in the surrounding areas.

The eaves height of the existing building and proposed extension allow for machinery to access the building as well as providing sufficient area within the building to stack hay bales and other produce items.

The building perimeter will be constructed with 2m high concrete panels and finished to the eaves with Yorkshire boarding clad.

The roof of the proposed building will be constructed using fibre cement roof sheets.

The North East Elevation will provide access through a roller shutter door, containing a small personal access door, the roller shutter door will ensure the machinery and produced stored within is secure.

Existing trees and shrubs will provide screening from the railway line, the site is not visible from a public highway.

Access will be gained via the existing farm drive, onto hardcore as shown on the submitted plans.

## 4.0 Storage Requirement

### Machinery

The predominant requirement for the proposed agricultural building is to store machinery safely and securely.

If the agricultural machinery and equipment are not stored correctly the value can be significantly reduced due to weather damage and increased deterioration rates. Further to this, the machinery and equipment is put at a higher risk of theft and vandalism if stored outdoors. The machinery and equipment's storage requirements are detailed below:

| <b>Machinery</b>   | <b>Storage Area Required</b>            |
|--------------------|-----------------------------------------|
| Tractor x 3        | 15m <sup>2</sup> x 2 = 45m <sup>2</sup> |
| Square Baler       | 10m <sup>2</sup>                        |
| Topper             | 8m <sup>2</sup>                         |
| Fertiliser Spinner | 8m <sup>2</sup>                         |
| Digger             | 12m <sup>2</sup>                        |
| Dumper             | 12m <sup>2</sup>                        |

To allow for practical access to the machinery the total surface area of the machinery will also need to be increased by 50%, as such the total surface area requirement of the machinery and equipment is **142m<sup>2</sup>**.

### Equipment/Sundries

The business will also need to store additional items of produce and other sheep sundry supplies, these items have been detailed below:

| <b>Item</b>           | <b>Quantity</b> | <b>Storage per item</b> | <b>Total Area Needed</b> |
|-----------------------|-----------------|-------------------------|--------------------------|
| Pallet Creep feed     | 2               | 1.44m <sup>2</sup>      | 2.88 m <sup>2</sup>      |
| Pallet Fertilisers    | 5               | 1.44m <sup>2</sup>      | 7.20 m <sup>2</sup>      |
| Pack Fencing posts    | 1               | 1.44m <sup>2</sup>      | 1.44 m <sup>2</sup>      |
| Pallet Fencing Wire   | 1               | 1.44m <sup>2</sup>      | 1.44 m <sup>2</sup>      |
| Surplus Gates/Hurdles | 10              | 0.3m <sup>2</sup>       | 3.00 m <sup>2</sup>      |
| Creep feeder          | 2               | 2.00m <sup>2</sup>      | 4.00 m <sup>2</sup>      |
| Lambing Gates         | 20              | 0.3m <sup>2</sup>       | 6.00 m <sup>2</sup>      |
| Lambing Sundries      | -               | 2.00m <sup>2</sup>      | 2.00 m <sup>2</sup>      |

The total area which will be required for sundries storage is **28m<sup>2</sup>**.

### Total Requirement

As can be seen from the above calculations an excess of **170m<sup>2</sup>** is required for the storage of machinery, equipment and sundries required by the business.

## 5.0 Conclusion

In Conclusion the proposed building will allow Mr Norbury to store machinery, equipment and sundries for his land and flock of sheep in safe and secure location. Mr Norbury wishes to construct the proposed building on his own land that is owned, this avoids investment on someone else's land and provides the best return for Mr Norbury.

## Appendix 1.0 Location Map of land owned and rented by Mr Norbury.

Figure 1: Map of land Owned by Mr Norbury

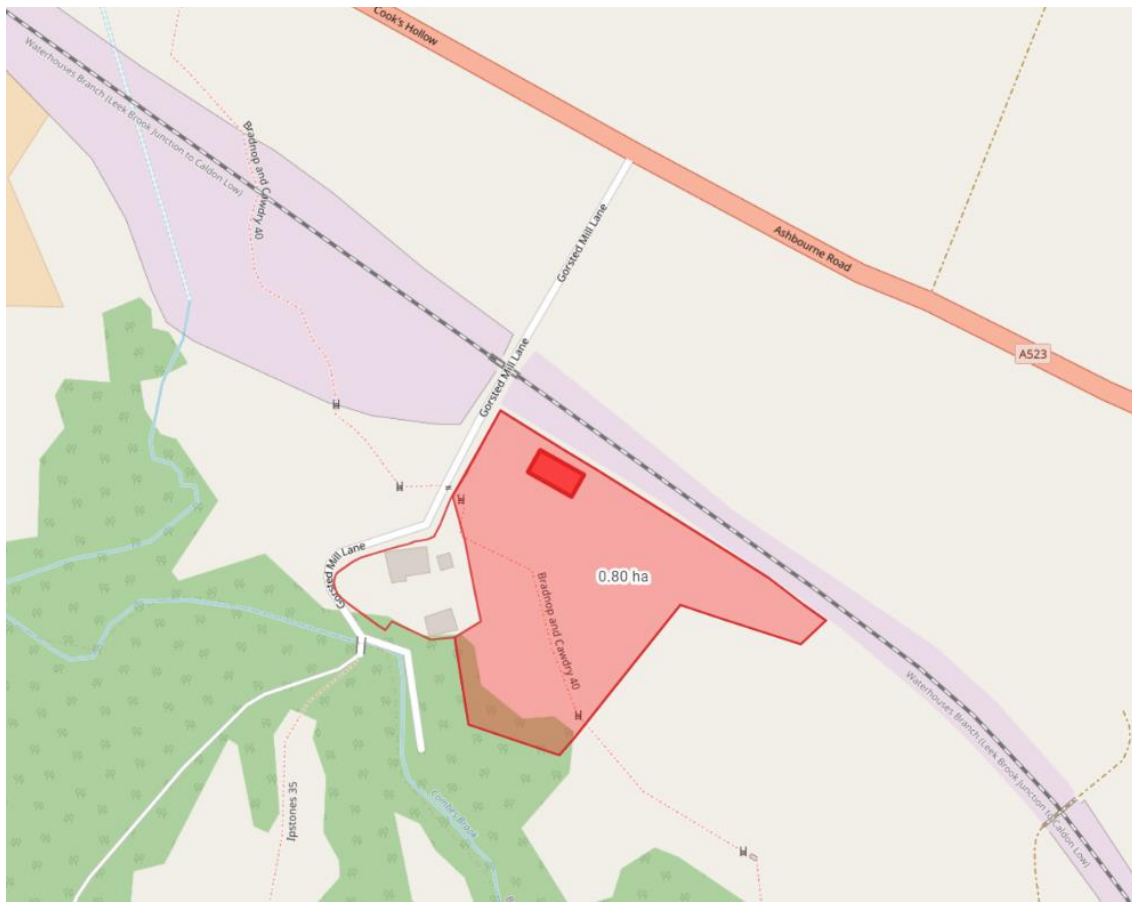


Figure 2: Map of rented land by Mr Norbury

