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Planning Statement

Proposal:

Agricultural building for the storage of fodder and implements

Site Reference:

Ashlea Farm, Bradley Lane, Alton

Introduction

This statement has been produced in support of a prior notification application for an agricultural building for the storage machinery and fodder produced on the holding for the applicant's livestock.

This holding is located west of the village of Alton in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 60 acres of which 20 is owned. The field boundaries in this area comprise of hedgerows.

The existing buildings on site are used to house livestock and vintage agricultural machinery.

Animals on the Holding

The applicant currently rears beef cattle from approximately 12-18 months old to finishing.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 464.5m².

This proposal will assist the farm to be economically viable and provide a secure storage area machinery and equipment currently stored in the yard and field. It will also provide a clean dry storage area for fodder produced on the applicants holding.

Use of proposed building

This building will provide a secure storage area for some of the machinery that is currently stored in the fields and yard area due to lack of storage on the holding. This will include tractors, balers, toppers, chain and harrow and general agricultural equipment for managing the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen with the increase in agricultural machinery thefts in rural locations.

This building will also be used to store the fodder produced on the holding for feeding his livestock.

This building will accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions. This

building will ensure a good strong future for his business and provide better secure storage.

Siting

This proposed building will be sited as shown on drawing No. 1226-001. This is for ease of the farming process and also to remove unsightly temporary storage facilities including storage containers and trailer bodies currently used.

Scale

The applicant wishes to erect a steel framed agricultural building 30.48m long x 15.24m wide x 4.88m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site and for its use.

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. Rainwater will be harvested into tanks for use for washing down agricultural vehicles that have worked on the land. Should lighting be required within the building it will be of low wattage LED's.

Appearance

As indicated on drawing No. 1226-002 this building will incorporate a natural-coloured fibre cement sheeted roof, incorporating GRP roof lights.

Vertical cladding will be box profile steel sheeting, coloured Juniper Green (12B29).

Below cladding to be pre-stressed concrete panels.

Along each side of the building will be 160mm half round black PVC gutter complete with 110mm diameter black PVC rainwater piping to terminate into rainwater harvesting tanks.

We feel these materials will blend into the existing landscape without having an adverse effect and assist in tidying up the yard area to enable the holding to reduce dirty water runoff.

Access

Access to the building will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Bradley Lane, Alton.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.