PLANNING STATEMENT
PROPOSED GRAIN STORE,
LONG FALLOW FARM, KILLIS LANE, HOLBROOK,
DERBYSHIRE DE56 0LS
FOR JF & SJ HAYES.

INTRODUCTION.

This Planning Statement accompanies an application for prior notification, submitted by JF & SJ Hayes, that proposes the erection of a Grain store.

THE SITE AND ITS SURROUNDINGS.

The proposed building is to be located at Long Fallow Farm, on Killis Lane approximately 450m from the village of Holbrook. The site for the proposed Grain Store is set to the rear of number 9 (please see location plan).

Currently there is 89 acres of arable land farmed in three blocks, which are located at Highwood, Red Lane and Bargate all close proximity to each other, please refer to drawing HAYES/2025/07 for reference. The proposed building is to be located to the rear of the existing farm buildings already located on site, therefore all infrastructure is in place and would allow dry storage over the winter months as the grain will be taken out in small loads when required.

PROPOSED BUILDING.

The proposed building will be open plan storage, measuring 12.19 metres by 9 metres and 4.2 metres to the eaves with a 1.2 metre front canopy, which will incorporate two 4.5 metre bays. The shed will have a juniper green metal box profile roof and the front elevation will have a 6 metre roller shutter door with each reveal clad with juniper green box profile sheets with one 1.5 metre concrete panel. The remaining rear and side elevations will have juniper green metal box profile sheets down to approximately 1.5m from ground level and from that point there will be a concrete panel wall. To illustrate the proposed elevations please see the enclosed drawings which will also show how the building will be situated.

The site is already a flat stoned area offering parking for agricultural machinery so no further groundworks will be necessary, with the yard being cut into the existing field with a mix of hedging/ trees surrounding the site it helps integrate the proposal. None of the trees or root systems will be damaged as the proposal is on the existing yard area.

The reason for the segregation from the existing buildings is that there are over head electric cables running through the site so therefore an easement has been left so there is no conflict or breach of safe distances. These cables are marked on the plans.



North View – Proposed building location



East View – Proposed building location