DESIGN AND ACCESS STATEMENT

APPLICATION FOR A PROPOSED

A GENERAL PURPOSE AGRICULTURAL BUILDING

Prior Notification Application

Foreclose Farm
New Road
Heage
Belper
Derbyshire
DE56 2BA

Planning Application Reference: PP-15286053

Doorbars
Chartered Surveyors
Chartered Surveyors
32 Sansome Walk, Worcester WR1 1NA
Tel: 01905 27288

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1.0 APPLICATION

Applicant: Mr A Croshaw

Application for a proposed general purpose agricultural machinery and produce building, with concrete apron.

The planning application is submitted to Amber Valley Borough Council along with drawings and documents for their consideration.

2.0 BACKGROUND

The farm known as Foreclose Farm, was purchased by the applicant approximately 2 years' ago, to operate a commercial business, alongside their farming enterprise, which consists of beef suckler herd. The farming enterprise is growing with heifers in-calf, due to calf this coming winter.

The farming business requires more building space for storage of produce such as hay, straw, cattle feed and machinery. The cattle will continue to be housed in existing buildings, but the feed produce would be stored in the new general purpose building, along with machinery and implements.

The existing farm buildings consist of established steel truss framed buildings with brick surround and also some concrete formed buildings, providing housing and a small yard area, along with a small farm workshop, which adjoins the back of Foreclose Farmhouse.

Mr Croshaw would like to erect a new general purpose agricultural building to store his machinery and hay and straw and produce for feeding the suckler cows throughout the winter period, and to improve the general farming system.

3.0 LOCATION

The proposed agricultural building is located on agricultural land, close to the existing buildings, forming part of Foreclose Farm, New Road, Heage, Belper, Derbyshire, DE56 2BA.

The location of the proposed buildings has been carefully thought about position, close to the existing farmyard to minimise the impact on the surrounding landscape and to maintain a small cluster of buildings, all in a similar location, for ease of feeding produce and stored items for the suckler herd.

Location Postcode:	DE56 2BA
Eastings:	436403
Northings:	349501
Grid Reference:	SK3649 40950
Farm Area:	5.01 ha / 12.37 acres

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4.0 PLANNING POLICY

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Notification Under Section 2, Part 6.

5.0 PROPOSED AGRICULTURAL SHED







6.0 DESIGN

The design of the proposed building is as follows:

<u>Proposed Agricultural Building</u>

Front Elevation	Open fronted elevation with cantilever.
Rear Elevation	Fully enclosed consisting of 2 concrete panels and upper Yorkshire boarding elevations.

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Side Elevation	Fully enclosed consisting of 2 concrete panels and upper Yorkshire boarding elevations.
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The proposed building sizes:

Length	36.58 m (120 ft)
Width	13.72 m (45 ft)
Height to Eaves	6.36 m (21 ft)
Height to Ridge	7.60 m (25 ft)
Roof Pitch	14 degrees.

Materials:

Main Frame:	Steel RSJ stanchions and rafters, painted steel.
Roof Cladding:	Fibre cement roof sheets. Natural Grey P6R Corrugated Sheeting.
Rainwater Goods:	Half round black UPVC guttering and matching downpipes.
Elevations:	As above.
Floor:	Concrete floor finish with outside parking and turning apron.
Energy:	The building will have no heating connected.
Services:	None.

7.0 ELEVATIONS

We attach elevation drawings to identify the proposed agricultural building for your visual reference.

8.0 LANDSCAPING

The proposed building's location has been carefully chosen in order to be in close proximity to the existing farmyard space, to reduce the impact on the landscape in the immediate area.

No additional landscaping is proposed, as the site is close to an existing farmyard area and will be in keeping with other farmyard buildings on site.

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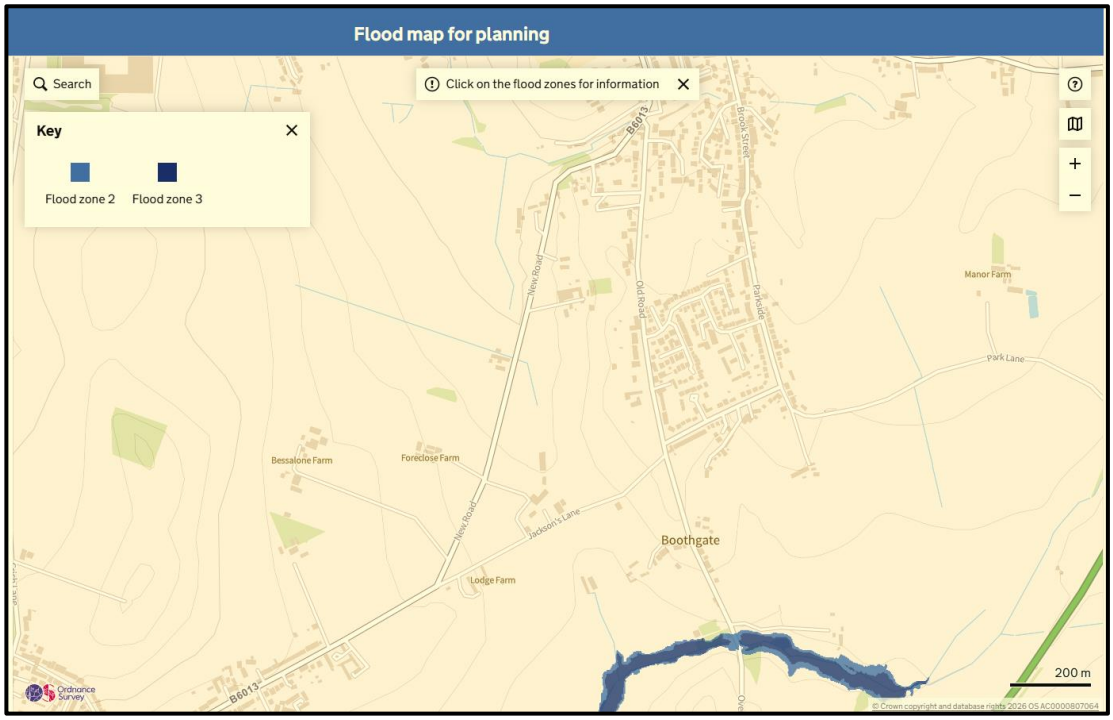
9.0 FLOOD RISK

The site is within an area of Flood Zone 1 which indicates a very low flood risk.



10.0 ACCESS

The existing access will be used, and there will be no change to the highways for this application.

11.0 ECOLOGY

The proposed development is on the edge of an established farmyard, therefore we consider this area to have little ecological value and will not cause harm to any potential or notifiable species.

12.0 WATER & DRAINAGE

We attach a separate report on the water management of the proposed development.

13.0 CONCLUSION

The planning application for the proposed general purpose agricultural building for the storage of farm machinery and produce, is required for the vital continued farming operations for Mr Croshaw and to

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ensure sufficient and modern building space for the growth and development of the agricultural business which will help improve the security, health and safety and workability of the farm.

The building has been carefully designed to be in keeping with modern farm buildings and to fit in with the existing farm buildings on the holding.

We understand that planning policy supports development where good design is a key aspect of sustainable development and, given the location of the proposed building and the design in a rural farm environment, we hope our application can be supported and achieve a positive outcome for the applicant's farming business.

Report by Agent
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