

DESIGN AND ACCESS STATEMENT

PROPOSED AGRICUTURAL BUILDING.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

01274 865127

USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for a detached agricultural building on land at Lodge Farm, Lodge Lane, Norristhorpe.

The existing site consists existing farm house and surrounding agricultural land.

Existing access for emergency and service vehicles is via Lodge Lane this situation will not alter as part of this application.

Sited within a long established farm complex would suggest that this site is suitable for the proposed use.

Amount

The proposal is for a detached agricultural building which will be used to house my clients cattle and also provide storage for a hay crop. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. As an aside to the building the client intends to create a haven for wildlife and biodiversity by introducing hibernacula areas, a wormery, bee hives and a reed bed for the surface water run off. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal.

Scale

The proposed unit is as shown on the enclosed drawings, the building will be open fronted portal frame type unit.

Landscaping

A new access track will be formed from a self draining gravel finish, existing orchards on site will be re-newed and re-planted.

Access

This site will be accessed from Lodge Lane, there will be no change to the existing access and egress arrangements.