

## Design & Access Statement

In respect of a Planning Application for a  
New Farm Building at Forest Farm, Saddleworth Rd, Barkisland,  
Halifax HX4 0DZ

Client:  
PD & PM Pogson  
Causeway Green Farm  
Scammonden  
Huddersfield  
HD3 3FR

Produced By  
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Ref: HRS/DS/1739

# DESIGN & ACCESS STATEMENT

## Instructions

Instructions were received from PD & PM Pogson to consider the proposal for a new farm building at Forest Farm and to provide a Design & Access Statement

## The Client

PD & PM Pogson  
Causeway Green Farm  
Scammonden  
Huddersfield  
HD3 3FR

## The Property

Forest Farm  
Saddleworth Rd  
Barkisland  
Halifax  
HX4 0DZ

## Layout

The proposed farm building is located adjacent to the existing boundary wall to the north west of existing mature trees. This location is proposed given its close proximity to the ruins of the farm buildings that were previously located on this land parcel.

## Scale

The proposed farm building is a modest structure of 18.28m x 18.28m (60' x 60') which is considered to be of sufficient size to contain hay, straw, feedstuffs and machinery/ equipment reasonably necessary for the agricultural operations on Forest Farm. There is a justifiable agricultural need for a building on the site and proposal is considered to be the minimum size required.

## Landscaping

The application includes landscaping by way of re-building a dry stone wall to the northern and western elevations of the proposed building. This is proposed to screen off the new building. The location of the proposed building will also utilise the existing mature trees to the south west to screen the development while siting it adjacent to the stone wall boundary will limit its impact on the surrounding landscape.

## Appearance

The building will be constructed of a steel portal frame and clad on the south, west, east and north elevations in concrete panels with Yorkshire board timber cladding above. The roof will be constructed of anthracite grey fibre cement profile sheeting. The building will be accessed through a sliding timber door on the south elevation.

The use of natural timber cladding will allow the building to blend into its surroundings. Fibre cement roof sheets quickly blend into the countryside, turning dark green over time to blend into the surroundings.

**Access**

The site will be accessed from the field parcel. There is an access from Saddleworth Road on the northern boundary of the land parcel, this will be utilised as access.

**Summary**

In summary, the proposal is considered suitable in terms of layout, scale, landscaping, appearance and access.

If you have any further queries or wish to discuss the proposal please contact me.

Dave Shepherd BSc Hons MRICS FAAV  
RICS Registered Valuer  
On behalf of Hardcastle Rural Surveyors Ltd

Date: 22 September 2025