

DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION
FOR A NEW AGRICULTURAL BUILDING AT**

**GREAT ECCLESTON HALL
GREAT ECCLESTON
PRESTON
PR3 0XN**

December 2020

This statement is prepared in support of a Planning for one agricultural livestock building. It addresses the issues of Design and Access in and around the site, and has been written in accordance of CABE's guidance document (*Design and Access Statements. How to write, read and use them,*) Commission for Architecture and the Built Environment, 2006.

Background

The applicant manages a 450 acre farm at Great Eccleston Hall in Great Eccleston near Preston, Lancashire. The farm is a large dairy unit.

Amount

One building is being applied for to provide winter housing for in calf heifers at the farm.

Use

The farm comprises at present 450 acres of agricultural land. The site is an established working dairy farm. The farming activity at Great Eccleston Hall comprises of approximately 600 animals which are broken down into 300 milk cows and 300 followers. The in-calf heifers are currently housed for winter off site, which is not economic or practical, given their vulnerable status. The proposed building will be purpose built to accommodate this vital group of animals in the herd.

Layout

The new building will have cow cubicles and feed passages, with an under-slat slurry collection channel.

Scale

The proposed building measures 46.2m in length and 28.9m in width, with an eaves height of 4.5m and a ridge height of 8.3m. The building is required in order to comply with the site's "farm assurance" to Tesco. Certain welfare standards are set and this new building is one of those requirements in order for the applicant to continue working with Tesco, securing the future economic stability of the farming enterprise.

Landscaping

The site for the proposed building will be located within the existing farmstead. There have been no provisions for landscaping; however, an appropriate landscaping scheme would be undertaken should the council deem this appropriate.

Appearance

The building proposed is steel framed with box profile tins to the sides in Van Dyke Brown (BS 08B29), to match other buildings on site. The lower walls are concrete pre cast concrete wall panels.

Access

Access to the building is accessed via the main farm access off Hall Lane. There is adequate space on site for the turning and manoeuvring of large vehicles and emergency vehicles should this be required.