DESIGN & ACCESS STATEMENT
for WF Dove & Sons
Site: Holdforth Farm, Bishop Middleham, Ferryhill. DL17 9DZ

Introduction

This Design and Access Statement accompanies a Planning Application submitted on behalf of WF Dove and Sons for an agricultural straw storage building at Holdforth Farm, near Bishop Middleham.

The applicants have farmed in the Bishop Middleham area since 1861, and acquired Holdforth Farm just over a year ago. The farm holding constitutes an area of 167 hectares (80 ha of arable land and 87 ha of grass / pasture). The applicant's main crop is wheat; however, they also grow spring and winter barley.

Holdforth Farm is a family run farm which is also home to a number of livestock: including 320 fattening cattle and 450 breeding ewes.

The Proposal

In order to maintain profitability and sustainability the applicant seeks planning permission for the erection of an agricultural straw storage building. The building would form part of a successful existing farming enterprise; and will help create a sustainable and efficient business for future generations.

The applicants have steadily increased their cattle numbers and as a result now require storage for additional straw. All straw used on the farm is either produced locally or purchased from local arable farms at harvest time. However, due to the lack of storage space on farm some straw has been stored outside and this has created excessive waste straw.

Amount of Development / Scale

The proposed building measures 24.384 metres in length, 12.192 metres in width, 5.486 metres to the eaves. The building will provide an internal floor area of 297.289 m2.

The building will be of a typical modern design: a steel-framed agricultural building, similar to other buildings in the area.

Appearance

The materials chosen for the new building are typical for this purpose. It is proposed that the roof of the new building be clad in fibre cement sheets, natural colour; to create a similar appearance to the existing buildings in the local area. The sides of the building will be open with the western gable end and the eastern gable peak of the building clad using natural coloured timber spaced boarding.

Layout / Location

The design and position of the proposed building has been determined by its function and its rural location. All elements of the building have been designed to a specific purpose to ensure that the building is workable and efficient.

The applicants are proposing to site the new building to the south of the existing farmstead. A lot of consideration was given as to where to locate the new building to make use of current access and facilities on site. The proposed site will enable the current access to be utilised and to enable machines to easily move between the new and existing buildings.

Landscape Impact

The proposed building has been designed to have minimal visual impact on the landscape. The building is located adjacent to an existing group of buildings and will form a natural extension to this building group. The design of the building is compatible with the adjacent buildings and the countryside location is reflected through the agricultural character of the building form and materials.

The building will visually integrate with the surrounding landscape through significant natural screening provided by trees, hedges and shrubs. There are limited long views out of the proposed site, meaning that any substantial open views of the proposed development would be unlikely.

It is anticipated that the noise impact of the proposed development to be minimal. Any noise generated as a result of vehicular movements during day to day movements will be no more than the current agricultural operations that take place on the surrounding land.

Access

The application site is to the east of the A177. Access to the proposed site is via the current access to the farm.

There is adequate room on site for the turning and manoeuvring of vehicles and room for emergency services.

We trust the above explains and justifies the need for the new building. However, should you need any further information please do not hesitate to contact us.