

DESIGN AND ACCESS STATEMENT

PROPOSED GRAIN STORE, GOODHOUSE FARM, LINCOLN ROAD, TUXFORD, NEWARK, NOTTS, NG22 0JP

Doc. Ref:1390/7

October 2022

INTRODUCTION.

This Design and Access Statement is prepared in support of a full planning application for the construction of a grain store on agricultural land to the east of the main farm yard of Goodhouse Farm, Tuxford.

Goodhouse Farm has existed for over 100 years and consists of approximately 80 hectares of mainly arable land and lies to the north east of the town of Tuxford.

PROPOSAL.

The proposed development would see the construction of a grain store providing approximately 1049 sq/m of secure, undercover storage area.

APPEARANCE.

The development would be constructed in a typical agricultural style with a gable to gable low pitched roof.

The walls would be constructed in pre-cast concrete panels to the bottom sections with olive green wall cladding to the upper sections. The roof would be covered in a grey cement based roofing material with rainwater being directed to a nearby brook.

LAYOUT.

The siting of the development has been carefully considered and extends the existing cluster of farm buildings forming the main farm yard. Access to the store would be directly from the yard area.

USE.

The building would be used for the storage of grain produced by the farm and for the secure storage of farm machinery when not used for grain storage.

AMOUNT & SCALE.

The proposed development would have a width of 23.144m with a length of 49.150m. The height to the eaves and ridge would be 8.0m and 11.350m respectively.

The development would provide a floor storage area of approximately 1049 sq/m.

ACCESS

The site is accessed via a private farm lane leading from the A6075 Lincoln Road with good visibility on both directions.

LANDSCAPING.

An area of hardcore hard standing would be formed adjacent to the west elevation. Other than making good disturbed areas as a result of construction work, no further landscaping is proposed.

JUSTIFICATION.

Currently, the farm has no grain storage and this development would provide a much needed storage facility for the grain produced by the farm and when not used for the storage of grain, will be used for the secure storage of farm machinery. The provision of this facility is crucial to the continued success and viability of this farm unit ensuring its growth and prosperity for many years to come.