

Design and Access Statement & Agricultural appraisal

Planning Statement and Economic
Appraisal and Refuse and Recycling
Statement

**In Support of a Planning Application for a
new midden building**

Mr Philip Gardner

**Nateby Hall Farm, Ford Green, Garstang
PR3 0JQ**

16th October 2023

Amount

A covered midden building is applied for, as there is currently no such facility on the farm, which is grant aided as part of an initiative by Natural England to prevent /reduce dirty water run off from vulnerable sites in the catchment areas of North Lancashire.

Use

The building will be used to store midden produced on the farm

Layout

The internal layout will be open plan

Scale

The building will be 19.5m x 18.2m, and will be 8.2m to eaves and 10.8m to ridge. This height is needed to allow tipping trailers to deposit midden in the building

Landscaping

No landscaping is proposed as the building is adjacent the existing yard area, and sits against a backdrop of buildings to the north, which provides adequate screening from public view

Appearance

The building being applied for is in keeping with existing agricultural buildings on site to ensure that the proposed building blends into the built environment of the farm, it has been designed as modern agricultural building suited to modern agricultural use and health and safety issues associated with the storage of midden, and in line with guidance from Natural England to protect the environment from potential harmful leachate. Run off will be collected in an effluent tank, which will in turn be directed to the adjacent slurry tank via a network of drainage that will also collect any run off from the perimeter of the midden.

Access

Access to the building will be from the existing yard area. There is adequate room on site for the turning and manoeuvring of vehicles and room for emergency services if they were ever required on site.

Agricultural appraisal

Poultry- 32,000 free range laying Hens

Beef Fattening Cattle- 300 head on farm from 4 – 22 months old

Small flock of around 20 sheep

Arable- split between spring and winter crops and temporary grass

Cereals 60ha

Temporary grass 20ha

Stewardship 5ha of various wild flower and wild bird feed options

Permanent pasture 50 Ha

Economic Appraisal

There is currently no midden storage facility on the farm it is kept outdoors uncovered in a field. Natural England are offering Grants to farmers to cover such facilities in order to reduce dirty water run off in catchment sensitive areas.

The benefit therefore is compliance with guidance from Natural England

Refuse and recycling

No refuse will be created by this proposal. The building is to store manure produced on the farm, until such time that it is needed to be spread on the land as fertilizer in the normal fashion