



Planning (Design and Access) Statement

1. Information

Project:	Agricultural Building
Applicants:	Mr J Frayne
Site Address:	Clubworthy
Information:	Please see location and block plan showing the location of the proposed scheme.

2. Background

The Farming Enterprise/Holding:	The applicant wishes to erect an agricultural building to serve this block of land.
Reason for proposal:	There are no farm buildings on the holding to serve the needs of the business.

3. Design & Access

Process:	The applicant is looking to erect an agricultural building to assist with the farming enterprise on this block of land.
Use:	Agricultural use.
Amount	A building extending to approximately 487.68m ² .
Layout:	The position of the new building will be orientated north to south and will be adjacent to the mature hedge on the western edge of the field boundary near the existing farm gate.
Scale:	The scale is as per the drawings and in keeping with other buildings nearby.
Landscaping	The building will be screened by the existing mature hedgerow to the west. A new hardcore yard/access track will be created to service and access the building.
Appearance:	The building will comprise a steel portal frame and a pitched fibre cement roof, as is of typical construction, as detailed in the drawings.
Access:	Access will be from the existing field gate from the road. A new hardcore access track will be created.
General:	The site has been carefully selected to utilise an existing access, in sensible proximity of the road, on a relatively level site and to meet the business and meet best practice.
Drainage	Rainwater will be harvested.