



Hapton Hall Farm, Lyndale
Road, Hapton, Burnley BB11 5RD

Agricultural Justification Statement

Prior Notification for
Proposed Agricultural
Unit

Prepared by NE
Checked by MC

Dec 2023
v1

JUSTIFICATION STATEMENT FOR:

Hapton Hall Farm, Lyndale Road, Hapton, Burnley, BB11 5RD



Figure 1: Hapton Hall Farmhouse, Nov 2023

CONCERNING:

Agricultural building to be used as storage for farming vehicles and other ancillary equipment.

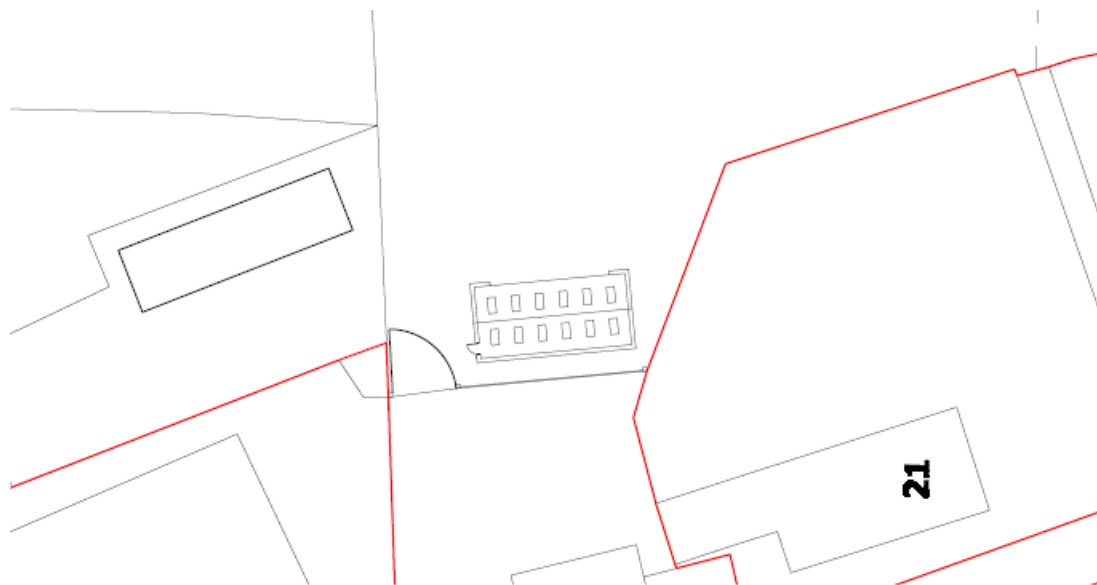


Figure 2: Proposed location, HAD & Co

1. INTRODUCTION

- 1.1 This Statement will aim to justify the need for the proposed agricultural unit to be located at Hapton Hall Farm, Lyndale Road, Hapton, Burnley. It will explain what it will be used for and why the existing farmhold require it.

2. SITE

- 2.1 The site currently hosts two large double storey detached farm houses, a small workshop and three small garage-like structures used for storage. Further north of the site there is a piggery shed used by Hapton Hall Farm for raising pigs, and just before this a small pitch of kennels for the dogs of the second farmhouse. This second farmhouse to the west is under different ownership and also owns some of the smaller structures around the site. The garage and workshop that run alongside the main entrance to the site from Lyndale Road belong to Hapton Hall Farm, as does the southern store and northern piggery shed.



Figure 3: Aerial view of site, arrow showing proposed location of unit, Google Maps

- 2.2 The two farmhouses are living accommodation, and the other structures are used for working and storage. The residents of the houses live and work here and few other people need access to this site. The only access is from Lyndale Road up to the entrance of the private land owned by the residents of Hapton Hall. There is also access from the site to the surrounding fields. This is also private.
- 2.3 The existing garages on site face the main access and will be utilised for the personal vehicles of the residents. The main farming work occurs north of the site whilst the south area is for living quarters and similar activities.
- 2.4 The area proposed for the location of the small storage shed is currently used as a make-shift storage area for materials and items for carrying out farming activities as it is sheltered by large leylandii trees hidden from the main access road, however it is open to the elements and still easily accessible for thieves.

- 2.4 The majority of the buildings use slate tiles for the roof and local sandstone for the walling materials. Where possible, the newer buildings have used reclaimed stone to match as closely as possible whilst also being the more sustainable option. The scale and design of these secondary structures, also follow the original farmhouse build to stay in keeping with the vernacular.



Figure 4: Garage and workshop on site, Nov 2023

3. PROPOSAL

- 3.1 The client's brief is to erect a small portal frame building to house the vehicles and associated equipment for the current farming activities involved around the piggery.

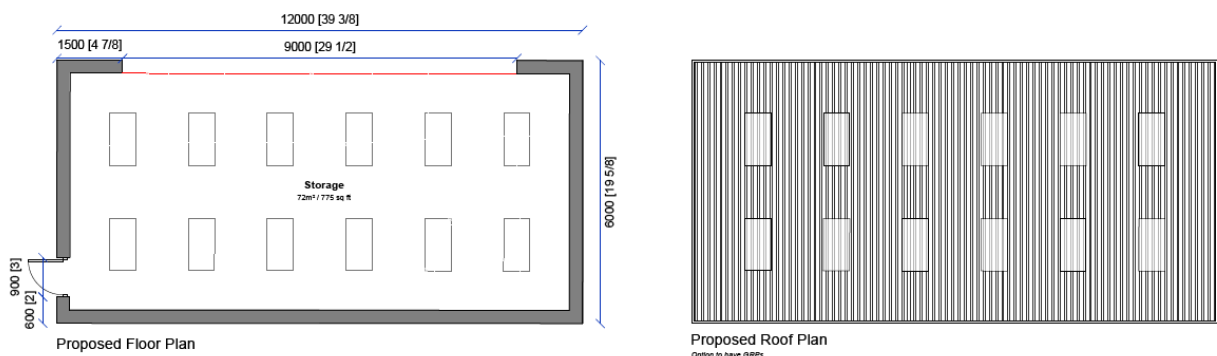


Figure 5: Proposed plans, HAD & Co

- 3.2 This would include storing farming vehicles and trailers used to move food-stores to and from the piggery shed. As well as storage the equipment needed for the rearing of the pigs including items like hay, straw and any welfare items to keep the pigs happy and healthy.
- 3.3 The orientation and location of the existing garages are not suitable for these activities as they are used in a more residential capacity with the accesses facing away from the shed and situated around the access from the adopted Highway.

- 3.4 To keep the farming processes separate from the home life of the farming residents, the proposed storage unit will be located nearer to the piggery shed and hidden behind the existing garage and workshop to avoid being too intrusive on the eye and the surroundings and providing better access to the main farming area.



Figure 6: Site as existing looking South-East, Nov 2023

- 3.5 Externally the portal frame will be made of a dwarf sandstone wall to match the surrounding buildings, and profile sheeting to the upper walls so it is identifiable as an agricultural storage building. There will be a large opening to allow for different sized vehicles to enter and be stored with the option for it to be closed with a simple addition of a barn door. A smaller side pedestrian door is also proposed as a safer and easier option for general day-to-day access.

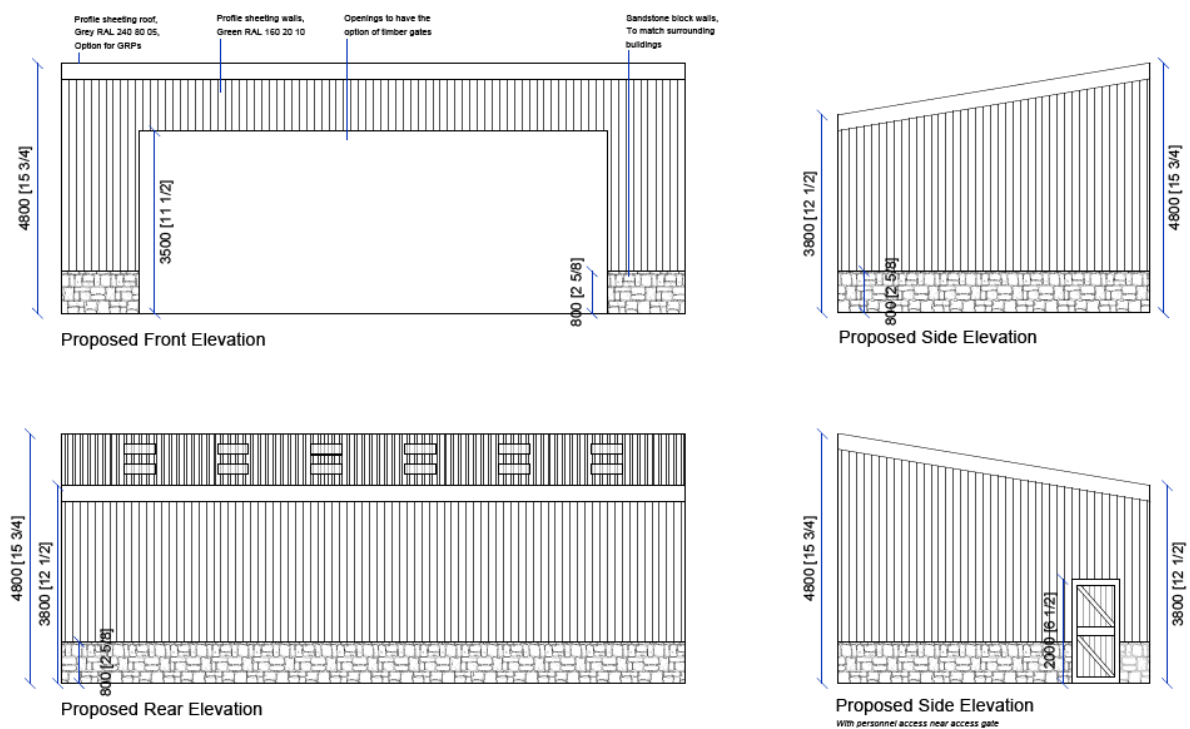


Figure 7: Proposed elevations, HAD & Co

- 3.6 The roof will also be profile sheeting, coloured grey to match the slate tiles of the existing buildings and will have the option for GRP skylights to save energy and money on artificial lighting.
- 3.7 The proportions and size of the agricultural unit will comply with the relevant limits for the Prior Notification scheme, as the width will measure 6m, the length will be 12m, creating a floorspace of 72m² and the maximum height of the ridge will be 4.8m with a maximum eaves' height of 3.8m.
- 3.8 The position of the unit will have its large open access facing north to provide easy access to the piggery shed and will be shielded to the rear by the existing leylandii trees. The location will not impact anyone else's out-look or right to light, and will not overshadow other land or buildings.

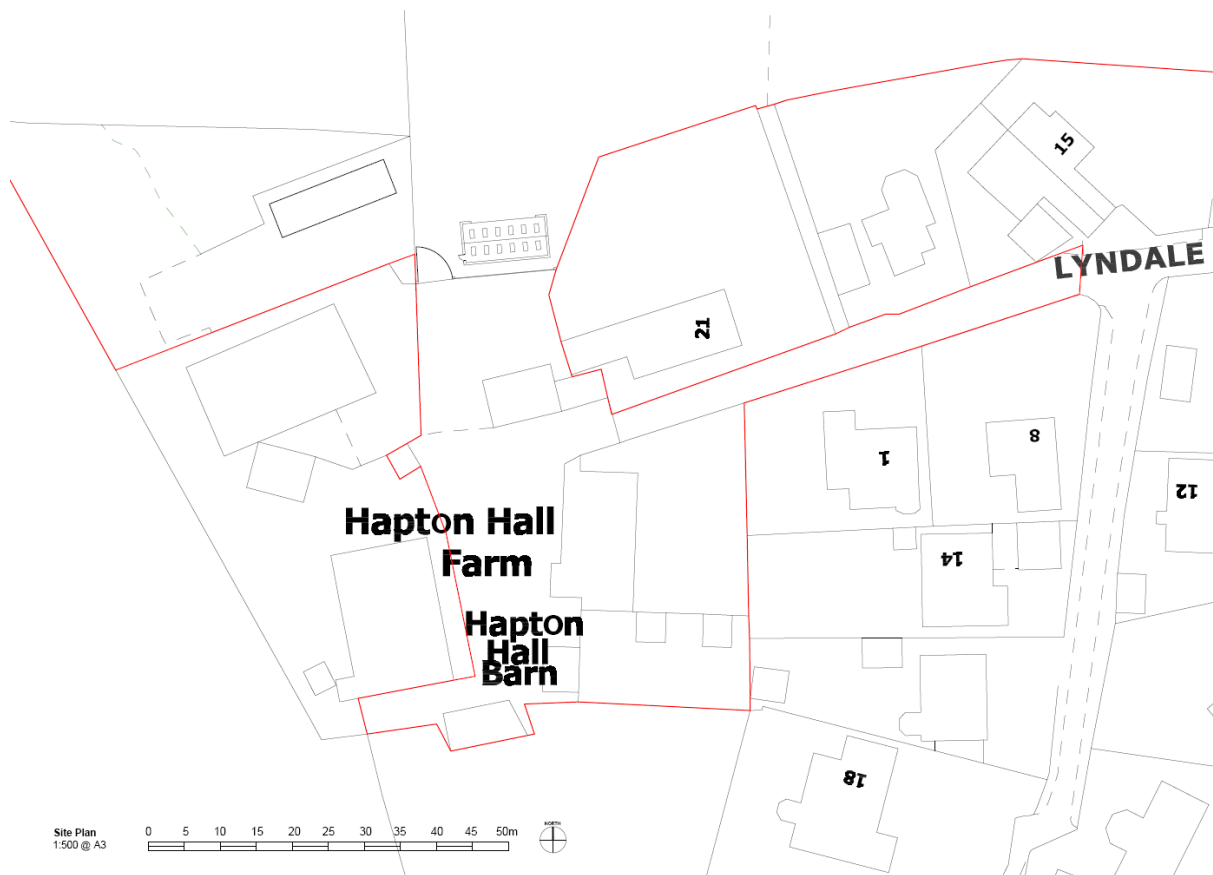


Figure 8: Proposed site plan, HAD & Co

- 3.9 In addition to storing the farming equipment and feedstuff items in a dry covered space, the unit will also provide a secure place for the stores as items on the farm have been known to go missing as gates can be opened or climbed over for thieves to have easy access.
- 3.10 The proposed agricultural unit has been located and sized to meet the needs of the farming activities, and will also provide a tidy and dry place for the items to be stored securely.