



INDEPENDENT RURAL CONSULTANTS

Fields Farm

Willington

Wrexham

SY14 7LR

Justification Report / Design & Access Statement

In support of

A Retrospective Planning Application for a General Purpose
Agricultural Storage Building.

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Contents

1.0	Summary.....	2
2.0	Purpose of New Building	2
3.0	Design of Building	2
4.0	Visual Impact/Access	2
5.0	Storage Requirement	3
5.1	Hay	3
6.0	Conclusion	3

1.0 Summary

owns approximately 243 ha (600 acres) of agricultural land. The main enterprise of the business is the rearing of Beef cattle. The cattle utilise the grass land for the grazing as well as additional grassland being utilised for the production of hay and haylage which is used to maintain the cattle during the winter months.

The business produces a large number of hay/silage bales each year to feed to the cattle in the winter. Additional bales are produced and sold to other farm businesses. The farm also grows arable crops such as Wheat and Barley. The grain is used to feed the beef cattle and the straw is used as cattle bedding.

The business also operates an Agricultural contracting business to utilise the equipment owned by the business. The Agricultural contracting business provides a range of services to local farms.

Currently the business has insufficient capacity to store the agricultural produce of Hay and Straw produced

2.0 Purpose of New Building

As previously mentioned, the business has insufficient storage capacity for all of produce.

The agricultural building will measure as follows:

Length	=	24m
Width	=	12m
Height to Eaves	=	6m
Height to Ridge	=	7.63m

The total surface area of the proposed building will be **288m²**.

3.0 Design of Building

The building has been designed to be within keeping of other modern and traditional farm buildings in the surrounding area. The building is designed to be open fronted to allow the tractors to easily enter the building. The building is sheeted to the back and sides to a height of 2.28m, the remainder of the walls will be clad with York board.

4.0 Visual Impact/Access

Access to the building will be gained via the existing farm yard and track.

The eaves heights of the proposed building will allow for machinery to gain access into the building. The front of the building will remain open to allow for ease of access in to the building.

The building has been positioned to form a cluster of buildings. Alternative sites were considered; however, these would be extending the development as opposed to forming a cluster of buildings.

Hedgerows, trees and vegetation will provide sufficient screening to the proposed development. The main visual aspect is from the adjacent road. A mature hedge will be maintained to screen the building.

5.0 Storage Requirement

The proposed building is required for the storage of machinery and equipment owned by the business, the total storage area for each of the items is shown below:

5.1 Hay

The business has a requirement to store approx. 300t of Hay that is currently wrapped in plastic film to prevent spoilage.

The current cost of plastic film has resulted in the decision to store the Hay inside a building to prevent spoilage.

The Hay is sold into the equine feed market and is required to be of a high quality.

300t of Hay bales (0.8m x 0.8m x 2.5m) will require approx. 260m² of floor area if the bales are stacked to 6m (eaves height)

6.0 Conclusion

In conclusion the building will allow to store all Hay produced under cover. The proposed building will eliminate the need for plastic wrap, this will reduce the cost of production and reduce the environmental impact of production by the reduction in the use of plastics.