25087- Higher Hall Farm, Bowling Bank, LL13 9RT

Rev 0- 10.12.25

Design and Access Statement

***Proposal**:*

The proposal is for a single storey wood chip store building.

Wood chip is utilised at the farm as an alternative to the gas heating system that has now become a back up system. With the increased use of the wood chip, a store has become required to reduce the number of deliveries to the site.

The wood chip store will improve the functionality of the farm, reduce the traffic movements for deliveries on the surrounding single track lanes and ensure a supply of sustainable heating that will remove the dependency upon the secondary gas heating system.

Background and Requirement for Proposals

Higher Hall Farm is a Poultry farm, maintaining the brooding temperature within the sheds for the poultry is essential and requires a heating system. Traditionally this has been gas, the gas heating system still exists at the farm but is utilised much less following the introduction of wood chip boilers over ten years ago. The gas heating system is still required as a back up on weekends and bank holidays due to the lack of wood chip storage at the farm. The proposed wood chip storage will allow for a supply to be retained at the farm and almost totally remove the requirement for the gas heating system, the gas heating system will then only be utilised as a back up if the wood chip boilers require servicing or maintenance.

At the moment, wood chip is delivered daily, then moved via a wood chip blower (see accompanying document showing this) directly into the boiler satellite stores located next to each boiler, these small satellite stores can only hold a days worth of wood chip at a time, therefore, daily deliveries are required that are disruptive, noisy and time consuming. The deliveries take on average one to two hours and require labour to be available at varying times of the day to suit the delivery availability slots. The proposed store will allow for four days of wood chip to be stored and delivered at any one time, combined with the ease of access of the store (compared with the satellite stores which require the blower filling at the time of the wood chip delivery), reduce the delivery number to less than twice a week and the reduce the timing of these deliveries from one to two hours down to less than ten minutes. This will greatly reduce the traffic on the single track lanes around the farm and improve the safety of the lane. The deliveries are currently eight tonnes at a time which require large vehicles.

The proposed store will allow for the small satellite stores next to the boilers to be topped up as required and at a time to suit the running of the farm, allowing for a more balanced working timeframe and structured timing for this. At the moment, the delivery times vary throughout the week, sometimes being 8 or 9pm in the evening. The ability to store four days worth of wood chip at any one time means there will be little to no gaps between the supply available at the farm and that the gas heating system will be utilised far less, this allows for a more sustainable running of the farm. The reduced delivery and traffic movement also ensures a more sustainable delivery process and reduced carbon footprint.

Use

Proposed store for wood chip

Amount/ Scale/ Layout

The proposed shed has been carefully positioned within the site to optimise ease of delivery and wood chip movement following delivery. The location is well screened from surrounding views and additional trees are proposed to be planted to the boundary as part of the proposals to further assist with this screening.

The scale has been kept to a minimum, whilst allowing for four days supply of wood chip store at any one time, the height is similar to the existing buildings and structures on the site, even though the functionality would benefit from being taller (for improved delivery tipper access), this decision has been made for the single storey store to sit well within its context.

Appearance

An agricultural appearance is proposed, to be in keeping with the site. Low level concrete panels provide a robust efficient surround to the store, with a green corrugated roof and top panel detail to be in keeping with the other buildings and structures within the site.

Conclusion

In conclusion, the proposal is for a wood chip store that will greatly improve the functionality of the existing wood chip heating system, improve the overall sustainability of the farm with less dependence upon the secondary gas heating system and reduce the number of large daily deliveries of wood chip to less than twice a week, which in turn improves the safety of the lane with reduced traffic. Having the increased amenity of wood chip stored at the farm allows for the satellite stores that feed the wood chip boilers to be topped up as required and not immediately during the delivery, as is currently the situation.

The proposed store sits well within the site, with a scale and character that suits the existing scale and agricultural use of the site. The proposals are well screened both naturally by the surrounding trees and by the existing structures within the site.

Overall, the proposals will greatly enhance the functionality and sustainability of the farm, contributing positively to the local area with reduced deliveries and traffic on the single track lanes.

Access Statement

The existing vehicular access point is to be retained, the store is positioned adjacent to the existing hard standing to allow for ease of deliveries.