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John F Lomas. **M.R.I.C.S, M B Eng,**
Building Design and Planning Consultant
Chartered Surveyor

Rothbury
Chapel Road
Hayfield
High Peak

SK22 2JF
Tel 01663 745186

Re- Stonepit Farm, Laneside Road, New Mills.

DESIGN & ACCESS STATEMENT 26 September 2012

Access
Access to the site is via the existing access road from Laneside Road. The building is to have two large doorways in the north west elevation

Design (building)

The Building will be 29.00m x 13.72m x 4.3m high (to eaves), with a 15 degree pitch roof.

It will be built to standard agricultural building construction specification, with slate blue colour corrugated fibre cement sheets to the roof (with roof lights), and preservative treated yorkshire timber boarding to the elevations. (to within 2.00m from ground level). Below the yorkshire boarding level will be precast concrete panels.

The site will be excavated to form a level site and the banking areas will receive top soil and be grassed over.

Due to this excavation work, the new building will not be as prominent in the landscape, as part of it is hidden by the higher ground.

The new building will not have an impact on neighbours .The nearest property is Brownhill Farm, to the West, which is approximately 280m away . To the North is Hollinhurst Head, which is approximately 340m away.

Purpose of Building

The new agricultural building is essential to provide much needed accommodation for livestock on this 15.38 hectare agricultural holding.

The applicants current stock level is 120 ewes, plus lambs and 44 cattle.

It is needed to provide shelter for the cattle in the winter and provide housing for the sheep during the Spring lambing time.

This building is on the site of and replaces that approved under HPK/ 2011/0657 (this permission has not been taken up). This proposed building is 6.14m longer than the approved building. The additional length being needed as it is now proposed that part of the building is to be used as an implement store and feed store / straw bedding store. The enclosed plans indicate the internal layout of the building, confirming the need for this size of building.

Design (raised hardstanding area)

The raised hardstanding area has been formed using the excavated natural stone spoil from the site of the proposed new building. No materials have been brought to site for this fill project.

The surface finish to this area is natural stone hardcore, again from the excavated site of the new building.

The banking areas have been formed with top soil, stripped from the site of the building and yard area. These are to be grassed over and a mixed Hawthorn / Holly hedge is to be planted

The land filling to form the raised hardstanding area has already been carried out, as the applicant was not aware that planning permission was required for this work.

One benefit of the work carried out is that the route of the public footpath through the site is much more usable, as it is no longer water logged and a continuous mud hole. Walkers on the path have commented on the improvement to the applicant.

The purpose of the extended hardstanding area is for the storage of large bail silage. These bails are now stacked on site.

Additional Information

Please note that, in addition to this agricultural holding, the applicant also rents the following :-

An additional 1.21 hectares of grazing land at Laneside Road.

32.37 hectares of grazing land at Lyme Park, Disley.

16.18 hectares of grazing land at Congleton.

12.14 hectares of grazing land at Furness Vale.

Landscaping.

The applicant confirms that this will be carried out as specified above and indicated on the plans. Also that the landscaping work will be carried out in the next planting season.

Removal of surplus excavated material

The natural stone that has been excavated that is suitable for drystone wall building is to be used to restore dilapidated existing dry stone walls / rebuild missing sections of walls on the applicants holding.
The applicant confirms that all other surplus excavated material will be carted away from the site following the completion of development forming this application.