

**PROPOSED AGRICULTURAL BUILDING
AND CAMPSITE PARKING
AT CROSSGATE FARM, CROSSGATE LANE, TINTWISTLE,
SK13 1HP**

**DESIGN AND ACCESS STATEMENT
AND PLANNING STATEMENT, INCORPORATING
AGRICUTLURAL JUSTIFICATION**



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1.0 Introduction

1.1 This proposal is to erect a general purpose agricultural building to be used for rearing calves and storing implements and machinery, as well as extending the bale storage area for campsite parking ("the Application") at Crossgate Farm, Crossgate Lane, Tintwistle, SK13 1HP ("the Site"). The Application is made on behalf of B & D Cooper ("The Applicant").

1.2 This document is designed to enable the local planning authority to understand the analysis which has underpinned the design and how it has led to the development of the scheme. This document explains the design and access issues that have been considered as part of this proposal and should be read in conjunction with the plans and drawings as submitted.

1.3 The proposed location is situated within the Green Belt and so consideration is given to how the Application complies with national and local planning policies as well as the agricultural justification that underpins the requirement for a new building.

2.0 Background

2.1 Formerly a dairy farm, B & D Cooper now rears beef cattle under CPH number 09/577/0014. The holding extends to approximately 140 acres of which approximately 68 acres surround the farmstead at Crossgate Farm.

2.2 The suckler herd was originally formed out of the former dairy cows, with heifers retained each year to replace aged stock and increase numbers. In addition, batches of young calves are purchased and reared. The cows are spring calving and calves are sold as strong stores, between 12 and 15 months at Bakewell market.

2.3 Approximately 200 bales of wrapped haylage is produced on farm, providing winter fodder. The bales are brought from the fields back to the farmstead at the end of the season and stored on a stoned area south of the buildings, where it is required over winter to feed the cattle. Straw for winter housing and calf rearing must be purchased in and stored. It is much more cost effective to be able to store this and buy in bulk.

3.0 Photographic Survey

The below photograph shows the proposed site:



The proposed location of the new building

4.0 Requirements for a Building

4.1 The number of calves has now increased such that there is insufficient building stock to house them. The calves are purchased in batches all year round and must be housed. This year a temporary marquee has been erected on the concrete yard to the south of the buildings, as an emergency measure until another building can be erected. The building will replace the temporary marquee.

4.2. One bay of the new building will be used for the storage of some farm machinery, which is currently having to be stored outside and requires protecting from the elements: skidsteer loadall, attachments and mower.

4.3 The concrete yard where the new building will be sited is the designated parking area for the farm campsite, providing parking for up to 11 vehicles. Alternative parking is therefore required.

4.4 To the south of the concrete yard, is the wrapped bale storage area. Bales are brought from the fields where they are made at the end of the season to be stored here over winter, where they are used for winter fodder. A stone area measuring 11m x 35m is used for bale storage and access. The proposal is to increase this area to 15.6m x 35m so that it can provide two rows of parking for campsite vehicles during the camping season and continue to be used for bale storage.

4.5 The farm campsite has been a real success and is usually full throughout the season. This usually means there are 15-20 cars, with other campers cycling, walking or riding. This diversified income is crucial to the viability of the farm.

5.0 Design and Access: Appraising the Context

5.1 It is important that the context in which the proposed development sits is fully understood. This understanding has been used to prepare and finalise the application.

5.2 This appraisal of context included the following process:-

5.2.1 Assessment of the site's immediate and wider context:-

- A site visit was made to assess the site and the surroundings in which it sits.
- The existing site was reviewed, as was its location in relation to surrounding features, public areas, and residential properties.
- Full account was taken of the rural characteristics and nature of the locality. In addition, the site has been identified as being situated within the Green Belt.
- Factors impacting the location of the building include: proximity to existing buildings, accessibility to farmland and winter fodder; accessibility to road network and for livestock and farm machinery.
- Factors impacting the location of the parking area include: proximity to campsite, accessibility, proximity to existing facilities, and existence of stone yard.

5.2.2 Involvement

- Professional input has been provided by Ruth Woodcock, a Rural Practice Chartered Surveyor with considerable experience in rural planning matters. This ensured that valid planning considerations were addressed in the site proposal.

5.2.3 Evaluation

- Using the information that has been collected, the design has been formulated, and access principles established.
- The design has taken into account the context of the site location and its surroundings, ensuring that the proposal will be of the appropriate size, scale and design to meet requirements and still blend in with the landscape as much as possible.

5.2.4 Design

- Bringing together the above three elements, a design has been produced which will fit in with the site location and not detract from the visual amenity or the wider rural landscape, whilst meeting the requirements of the farm business.

6.0 The Design

6.1 Amount

- The proposal is for one agricultural building and extension of stone area to provide campsite parking.
- The total gross external floor area of the building will be 167.17 sqm.
- The extended area of the stone yard will be 161sqm.

6.2 Siting

- The proposed siting has been carefully chosen for the least visual impact and greatest accessibility.
- The Site sits in the existing farmyard to the south of the existing buildings. The landscape will change little when viewed from the surrounding countryside, as it will be seen to be part of the existing cluster of farmyard buildings.
- The building is of lower ridge height than the two existing buildings, and will be built from similar materials in similar colours to match

- The stone yard is dark grey in appearance and does not stand out in the landscape
- The proposal will make use of an existing area of concrete yard and a small extension to the stone yard will make it a safe, easily accessible and sufficient parking area for campsite vehicles.
- The proposal will not need any new access as both areas are easily accessible from the existing farm access.

6.3 Scale

- The proposed building is modest, consisting of four bays, measuring 18.29m long, 9.14m wide, 3.05m high to the eaves and 3.66m high to the ridge.
- The building is the minimum size required for the housing of a batch of 30 young stock weighing up to 100kg, a batch of 30 calves further on weighing between 100kg-200kg and a small number of larger calves weighing over 200kg, plus one bay for storage of machinery.

6.4 Landscaping

- The site is screened from the north by the existing buildings. With the new building being lower in height, it will blend in against the existing buildings when viewed from residential properties to the south.
- It is proposed to plant 6 field maple trees along the south side of the stone bale storage and car parking area which will increase biodiversity, add some nice features visually in to the landscape and help screen the proposal from the south.

6.5 Appearance of the Development

- The building will be concrete black to 1.5m with timber cladding above. The roof will be anthracite grey profile fibre cement sheeting. The colours and form of the building have been chosen to best blend in with the adjacent buildings.
- The building is to be constructed of good quality robust materials which will withstand the prevailing weather.
- Being situated adjacent to the existing buildings and constructed of similar materials, the landscape will change very little compared to the current situation. This is a key consideration in areas of Green Belt.

7.0 Access to the Development

7.1 Both the building and the stone yard are easily accessible from the existing farm drive. The amount and type of vehicle use will not alter at all in respect of this development. The cattle numbers are already in existence on the site, the proposal will just provide a better, safer, healthier environment for the housing of youngstock. The car park will not increase the number of vehicles accessing the farm, since this is already limited by the campsite approval, the cars are already present at the site. It will however provide safer parking with ample room for manoeuvring.

8.0 High Peak Local Plan

8.1 Policy EQ3 states that the Council will support "proposals for agriculture and related development which help sustain existing agricultural enterprises...including...new agricultural buildings that maintain the landscape quality and character of the countryside."

8.2 Policy EQ4 sets out that the Council's policies on the Green Belt are in accordance with national planning policy.

9.0 National Planning Policy Framework (NPPF)

9.1 The NPPF is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development.

9.2 Paragraph 9 states that local planning authorities should not regard the construction of new buildings for agriculture purposes as inappropriate in the Green Belt.

9.3 Paragraph 28 of the NPPF states that, "planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

9.4 Section 7 of the NPPF relates to the requirement for good design. This statement has shown how the proposal has been designed to fit best with its surroundings while meeting the agricultural requirement it is intended for, being robust enough to withstand the prevailing weather and meet safety standards.

10.0 Conclusion

10.1 The proposal is for the erection of a modest, functional, agricultural building which is necessary for the housing of youngstock.

10.2 The moving and expansion of the campsite car park is necessary due to the requirement of the cattle building and the success of the farm campsite.

10.3 By taking into account the landscape and the characteristics of the site and its surroundings, a proposal has been finalised which seeks to ensure that the most appropriate design, appearance and location has been selected.

10.3 The proposed layout, location, character and building materials are sympathetic to the surrounding landscape and existing use of the site, ensuring that the proposal will not have an adverse impact on the surrounding countryside or on the openness of the Green Belt.

10.4 The locations have easy access from an existing farm driveway.

10.5 The proposal is considered to be policy compliant and it is requested that the Local Planning Authority approves this Application without delay in accordance with paragraph 14 of the NPPF.