

Planning Statement

In Support of a Prior Notice Application for

**A new agricultural storage Building
Land east of Woodhouse Lane, Norden,
Rochdale ol12 7tb**

Mr Jack Spence

30th November 2022

Holding number

The site is a registered DEFRA holding, the number is 44/623/0577.

Amount

One new agricultural building is being applied for measuring 22.8m in length x 9.1m in width x 3.6m to eaves and 4.8m to ridge, giving a total new floor area of 207.4 sq m, the building is located adjacent Woodhouse Lane

Use

The proposal is to provide storage for tractors and machinery required to serve the land holding and for storage of hay made on the unit. The hay is for the sheep flock kept on the land, which amount to 50 fattening sheep.

Scale

The size of the building has been determined by the use of the same. The height to eaves is 3.6, as the clearance required for a tractor is 3m.

Other necessary machinery includes:-

Trailer

The trailer dimensions for a flat deck loader are as follows:

16 feet long x 10 feet wide.

Overall Height Standard Cab / Low Profile Cab, mm 2364 / 2627(2 post ROPS) / 2304 (4 post ROPS) 2595 2595 / 2540 (low Profile Cab)
Overall Width, mm 2018 1860 (front axle)

Baler

The size of a standard baler is as follows:

Length – 3.60 metres

Width - 2.24 metres

Height - 1.95 metres

Rowing Up Machine

9ft Hay Merger

Mower

Traditional Front Head Mower has a 9ft 2" cut

An example of how the hay making would work is outlined below:-

2.4 tons of hay can be cropped off an acre. From 20 acres (8Ha), this would equate to 48 tonnes requiring 240 cubic metres of space, from 1 crop. The proposal represents sustainable development which is in compliance with the local plan and meets the objectives of the NPPF.

Layout

The layout is open plan.

Scale

The building is designed to accommodate the machinery hay and equipment required to serve the land holding along with a crop of hay taken from 20 acres.

Appearance

Roof: natural grey profile 6 cement fibre sheets in natural grey

Walls – Tanalized Timber Yorkshire Boards and Pre-Cast Concrete Panels

The Process

The holding is 50 acres (20Ha) there are no buildings to serve the holding as it is formed of land fragmented from a larger unit historically

Access

Access to the building will be from the existing access off Woodhouse Lane
There is adequate room on site for the turning and maneuvering of emergency vehicles if they were ever needed on site.