

AGRICULTURAL NEED STATEMENT

Proposed Agricultural Barn

Castle Farm, Swaindrod Lane, Littleborough

Introduction

This statement accompanies a proposed agricultural barn at Castle Farm and explains the operational need for the building in connection with the ongoing management of the agricultural holding.

The holding extends to approximately 30 acres (approximately 12 hectares) and is registered under a County Parish Holding (CPH) number. The land is actively managed for agricultural purposes and requires suitable storage facilities to support the operation and maintenance of the holding.

Proposed Building

The proposed building comprises a single agricultural barn measuring approximately:

- 18 metres x 30 metres
- Approximately 540 square metres floor area
- Approximately 4.5 metre eaves height

The building has been designed as a simple agricultural structure with dark cladding and roofing materials appropriate to its rural setting.

Agricultural Need

The proposed barn is reasonably necessary for the efficient management of the agricultural holding.

The building will be used for:

- Storage of agricultural machinery and equipment
- Storage of tractors, trailers and implements
- Storage of feed, hay and associated agricultural materials
- Secure storage of tools and maintenance equipment
- General agricultural land management activities associated with the holding

At present there is limited covered storage available on the holding and the proposed building will provide the necessary operational infrastructure required for the ongoing management of the land.

Siting

The proposed location has been selected carefully to minimise visual impact.

The site naturally sits within the existing landform and is partially screened by the surrounding topography. As a result, the building will appear visually tucked into the landscape and will have a reduced impact on wider views across the countryside.

Additional native planting and hedgerow reinforcement can be incorporated where appropriate to further soften the appearance of the building and assist with landscape integration.

Design

The building has been designed as a straightforward agricultural structure rather than a commercial or industrial building.

The proposed materials and appearance are consistent with modern agricultural buildings commonly found within the surrounding rural area.

Conclusion

The proposed barn is required to support the ongoing agricultural operation of Castle Farm and is reasonably necessary for agricultural purposes.

The scale, design and siting of the building have been selected to provide a practical agricultural facility while minimising landscape and visual impact.

The proposal will improve the management and operation of the holding and represents appropriate agricultural development within the context of the wider farm unit.

Antoine Yousif

Castle Farm

Littleborough