

Design and access and Heritage Statement

Proposal: AGRICULTURAL STORAGE/ LIVESTOCK BUILDING

Site Address: Hollingrove Farm, Redisher Lane, Hawkshaw BL8 4HX

Applicant Mr Jonathan O Field

Author Melanie Lawrenson 22 October 2021

Location

1. The site is at Hollingrove Farm, and comprises 15 acres of agricultural land (6 Ha) in a ring fence at the site.
2. The applicant is keeping a flock of breeding ewes on the land and making hay off the land to feed the sheep. There is currently no building to serve the unit.
3. The site is in the Greenbelt, buildings for agricultural or forestry use are one of the exceptions for development in this designation
4. The site is a registered DEFRA Holding. Reference 49 359 0048 and 49 355 0146.

Background

All the land is down to grass, and the applicant intends to manage the grassland by making hay off approximately 5 acres, and also keeps 25 sheep on the land

The Proposal

One agricultural building is proposed. The building will have a footprint of 220.2 sq m, and will have an eaves height of 4.5, and a ridge height at 6.2m

The building will sit in the field to the south west of the house, as close as possible to the group, taking into account the heritage asset and field access/topography.

Materials will be of traditional type for this sort of rural agricultural development, and will be in tanalized timber Yorkshire boards, with local natural stone to the lower walls (which the applicant has in stock), and a natural slate roof to reflect the heritage assets in the near vicinity

The Process

The land is all agricultural land, and is all down to grass approximatley 5 acres will be used for making hay each season. A 25 strong flock of breeding ewes will be kept on the land, along with a tup, to serve the ewes in the autumn, for spring lambing. Hay will be made off the land not used fro grazing the sheep, dependant on numbers this may fuctuate.

Equipment and Machinery

Tractor

The size of a standard tractor is as follows:

Wheelbase, mm (2185) 2178 2250 2250

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)

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

Heritage assessment

Statutory Address:

BARN WITH CRUCK FRAMES ON SOUTH SIDE OF YARD AT HOLLINGROVE FARM,
REDISHER LANE

The building or site itself may lie within the boundary of more than one authority.

District:

Bury (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SD 77116 15580

Details

SD 71 NE, 3/160

REDISHER LANE, Holcombe Brook, Barn with cruck frames on south side of yard at Hollingrove Farm

07.12.76

II

C16 (or possibly C17). Roughly coursed rubble with later, more regular outer skin. Two large, irregular crucks, supporting stone slab roof. Cart entrance each side. Other embrasures. The barn may have been in part used as a dwelling till the farm- house was built in C17, and was perhaps also a storage place for the local griever (estate manager), a conjecture supported by the fact that the farm's name was formerly "Hollingreave".

Listing NGR: SD7711615580

The proposed new building lies 76 m to the southwest of the heritage asset, and there are trees and a lane between the two. The proposed building does not affect the setting of the listed building

Summary

The flock of 25 ewes will require a minimum area for housing of 46.25 square metres. An increased space allowance of 10% is required to accommodate individual lambing pens for new born lambs and the ewes; this means 50 square metres is required for housing ewes and lambs. Housing the livestock in poor weather conditions will also protect the nearby watercourses from pollution. The building provides sufficient area to provide the sheep enterprise and the storage of hay plus necessary machinery and equipment.

There will be a flexible approach to utilising the space within the building, given the seasonal requirements. The size of the building has been determined by these factors. The height to eaves is 4.5m, as the clearance required for a tractor and trailer delivering hay/feed etc

An example of how the hay making would work is outlined below, although depending on sheep numbers this equation could change, but none the less if there are more sheep they will require more space, and visa versa: -

2.4 tons of hay can be cropped off an acre. From 8 acres, this would equate to 24 tonnes over two cuts requiring 141 cubic metres of space, The proposal represents sustainable development which is in compliance with the local plan and meets the objectives of the NPPF.

Conclusion

The applicant requires building in which to house the necessary machinery and equipment as detailed above, and a suitable storage area for the crop of hay from the land, required in connection with the livestock enterprise, plus the under-cover area required for the breeding ewes, which will lamb in the winter, and will require under cover protection as advised by DEFRA.

Operations associated with agriculture and buildings required for the essential requirements of agriculture are acceptable within the Greenbelt. On the basis of the current situation and land available, the proposal is considered to be justified.

The proposed design and building materials are suitable for the proposed use and the siting, being approx. 76 metres from the applicant's house is appropriately positioned from an operational perspective and is positioned to allow ease of access. The proposed development for a mixed-use livestock/storage agricultural building is appropriate in the Greenbelt.