

Ref: Erect Two Farm Shop Sheds.  
Brookfield Farm  
North Lane  
Haverigg  
Millom  
Cumbria LA18 4LX.

'Rockland'  
Lady Hall  
Millom  
Cumbria LA18 5HR  
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## Design & Access Statement

30/07/2023

The application (Retrospective) relates to the siting of two timber sheds, forming a farm shop within & alongside the entrance splay to 'Brookfield Farm', providing farm & local produce via a honesty box / card payment arrangement.

Brookfield farm consists of 14 acres including 2 bungalows, "Brookfield" & "Greystones".

It is primarily a poultry farm, with all the buildings behind the row of dwellings on the north side of North Lane.

It also grows a large acreage of potatoes, & a range of other vegetables in field & polytunnel.

The business supports 3 full time people.

The farm shop sheds are to provide locally sourced foodstuffs, all year round, without the need for the public to enter the farm complex. (being a "Red Tractor" assumed poultry farm, & the biosecurity measures involved, & 3 years of avian flu country wide, access by the public is not possible).

Both sheds are of similar construction, being of 135 x 33 mm horizontal interlocking boards with shallow pitch felt roofs. To the front of each the roof overhangs 700 mm providing cover to the doors.

Shed Unit 1 is 2.8 m x 2.8 m footprint, & Unit 2 is 3.0 x 1.8 m footprint. Both have a eaves height of 1.93 & ridge height of 2.53 m off the floor.

Both sheds are painted light grey, with doors, window & barge boards painted dark grey. Both are capable of being moved by tractor/fork lift, are sat on timbers, but unit 1 has been sited into a corner of one bungalow curtilage (still part of the farm) to reduce the need of it being moved & has been located there since Dec 2019.

The front of this unit being on the edge of the access splay. Unit 2 is located within the east side of the large access splay & is regularly moved away & returned when access is needed for large lorries to & from the poultry unit, or indeed wide agricultural equipment to & from the farm. Average twice weekly. The location of this unit varies a little with each replacement, but nominally where shown on plan.

Vehicles using the farm shop, invariably cars, park across the 12.8 m wide entrance area & turn within the access splay. Stays are short - approx 5 mins. Locals walk to the shop. Access to the farm is not impaired, as unit 2 is moved when larger vehicles are needing access, with the applicant always knowing in advance.

### Additional information on products sold

Home grown early & main crop potatoes, by volume & weight  
90-95% of total sales.

Home grown carrots, peas, beetroot, pumpkins, tomatoes  
cucumbers, parsnips & cabbage.

Pasturised Milk, & cream. from Barrow in Frs. - - - - 8 mile radius

Pre packed meat, sausages etc. from Spark Bridge - - 11 " "  
+ Millom - - - 2 " "

Eggs - - - - - from near Levens - - - 25 " "

Cakes - - - - - from Upha - - - 10 " "

Crisps & fruit. - - - - from Lancashire.

Jams - - - from cheshire (business only sells to farm shops)