



## Design and Access Statement

Applicant: Donaldsons Dairy Ltd

Address: Threapthwaite Farm, Cleator Moor, Cumbria, CA25 5JF

Proposed Agricultural Building To House The Existing Dairy Herd

Updated: February 2025

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### 1.0 Context

The Design and Access Statement is to support the application for planning permission for the construction of an Agricultural Building to house the existing dairy herd. The existing buildings on the farm do not provide the space required and therefore a further building is required.

### 2.0 Amount

One agricultural building.

### 3.0 Layout

The proposed location of the Agricultural Building is next to the existing buildings on the holding and within the current farmyard, located on area of existing yard which has been used for machinery storage.

### 4.0 Scale

The proposed agricultural building is 23.2m wide and 42.4m wide.

### 5.0 Landscaping

The building will be constructed from a steel portal frame with Yorkshire board cladding, concrete panel walls to side elevations and concrete flooring.

### 6.0 Access

The access will be provided from the existing track from the existing steading. There will be no need for any further traffic to travel on the road network.

Access to the building will be granted from the existing farm entrance. This access point is sufficient.

### 7.0 Need

The existing farm buildings at Threapthwaite Farm are at capacity to support the existing dairy herd, therefore a further shed is required.

### 8.0 Environmental Impact

The proposed development will have a negligible environmental impact, with the current use being agricultural yard there will be no change in the existing use from this development.

### 9.0 Biodiversity Net Gain

Biodiversity Net Gain doesn't apply to this application as the site is located on an existing hardstanding area. However the applicants are happy to include the planting of 4 oak trees in the nearby hedgerow as part of this scheme. In addition, the applicants are planting beech hedgerows around the farm and also hawthorn hedgerows.