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DESIGN & ACCESS STATEMENT

DATE: 11th March 2016

PROPOSAL:
Construction of steel framed agricultural building.
(Resubmission of application – SMD/2015/0593)

SITE REFERENCE:
Mr L Stonier, Bryn Helyg, Kiln Lane, Leek, ST13 8LJ

Character appraisal

This holding is located North East of Leek.
The land is currently being used for grazing approximately 30 sheep.
On the previous application the land was rented to a local farmer for grazing sheep, however the applicant has now obtained a holding no for this land and is now able to purchase his own flock of breeding sheep
This holding extends to 6 acres in total.
The field boundary comprise of hedges.

Amount of development

The applicant wishes to erect a steel framed agricultural building.
The floor area created by this development will be 149m².
The floor area of this building will be of an open plan design which will enable the applicant to divide the area up between sheep pens during lambing and for the storage of fodder and implements.

Use of proposed building

The proposed building will be used to lamb/handle sheep and to store fodder and general farm implements required to manage the holding. On the previous application SMD/2015/0593 where advice was taken from Trevor Williams (Agricultural Valuer, Land Agent & Rural Planning Adviser) he considered the building on the previous to be "far in excess of the essential requirement for agricultural purposes. The length of the proposed building has been reduced by 6.096m which gives total reduction in floor area of 73m^2,

this is the minimum size building to be able to accommodate this number of sheep as the building will need to incorporate:

- 8 x Individual isolation lambing pens - 2m x 2m
- Fodder storage area
- General storage area

The applicant currently doesn't have any shelter/storage space on this land that could be used for housing/handling sheep and lambs or for storing fodder and implements that are essential for good farm management.
As this piece of land is exposed with no natural shelter in the field by way of trees etc shelter is essential during the winter months and during the lambing season. Shelter must be provided for sheep especially in cold, wet, windy weather, at lambing and after shearing. Very young lambs are particularly susceptible to hypothermia in cold wet weather.

This proposed building will accommodate the required stocking densities and storage space and ensure good farm/stock management with easily maintained clean and hygienic conditions.
This building will ensure that the applicant has the ideal conditions necessary for the welfare of animals.

FABBL requirements state that the space allowance for loose-housed sheep on a solid floor during pregnancy is a minimum of 1.2m² - 1.4m² and 2.0m² - 2.2m² after lambing with lambs at foot up to six weeks of age.

Deep litter bedding will be used on the solid floor.

Siting
The siting of the proposed building has moved from the previous application. The building is now sited 20m away from the South West boundary (previously 7m) and 52m away from the South East boundary (previously 73m) as detailed on Drawing No: 1101-003. This will reduce the visibility of the building from the amenity path and cycle way of the former Leek to Rudyard railway.
We feel this building has been positioned in the most practical location taking note of comments from the previous application.

Scale
The applicant wishes to erect a steel framed agricultural building 12.192m long x 12.192m wide x 3.657m high to eaves level. The roof pitch has been reduced from 15^{o} to 10^{o} which will reduce the ridge height of the building from 5.3m to 4.7m. We disagree with the comments of Mr Trevor Williams on the previous application who commented that "the form of the building is entirely enclosed with is not consistent with use as a livestock shelter". As this building will be used for lambing/handling sheep and the proposed building will be located in an elevated position a fully enclosed building is entirely

feasible in order to protect the newborn lambs from the cold/wind. The 4.57m door to the North East gable elevation will be used for ventilation purposes as and when required. We would expect to see an open sided building for cattle but not for sheep.

We feel the scale and appearance of this building is appropriate for the site and do not feel that this development is harmful to the landscape and settlement setting and public amenity.

Landscaping
There are some established hedges on this land but the applicant intends to fill out the gaps in these hedges as detailed on drawing No. 1101-001.
The proposed landscaping scheme will be a mixture of 75% hawthorn, 25% blackthorn these are the most hardy specimen types.
Two year old stock in the ranges 25-40cm and 40-60cm will be used.

Any trees planted will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Appearance
As indicated on drawing No. 1101-001 this building will incorporate a polyester coated box profile steel sheeted roof coloured Juniper Green (12B29).

Vertical cladding down 1.828m below eaves level to both gable elevations and both side elevations (with exception of 1 No: 4.572mm wide x 3.657m high door opening to be polyester coated box profile steel sheeting, coloured Juniper Green (12B29).

All roof and vertical joints will be made good with matching barge board.

Below cladding to be pre-stressed concrete panels.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe.

We feel these materials will blend into the existing landscape without having an adverse effect.

This building has been designed in accordance with B.S. 5502.

Access

Access to the building will be from existing vehicular roadways to the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Kiln Lane.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.