Design & Access Statement for the Proposed Agricultural Building Nr. Cheadle Road, Oakamoor.

To be read in conjunction with the planning application.

1. Introduction

The application is for a new agricultural building to provide covered shelter for the applicant's livestock. Following the purchase of a 6.3 ha plot of land near West Lodge, Oakamoor, the applicant has refurbished several aspects of the smallholding to help accommodate his livestock; a mixture of sheep and cattle. Improvements include erecting a new perimeter fence and the installation of a new gate system for safe access to and from Cheadle Road. The main concern for the applicant is the lack of necessary covered floor space required to house livestock over winter. The existing agricultural buildings are in a poor condition and remain an ongoing safety concern.

2. Proposed Use

The proposed building is designed primarily to provide a sheltered area for cattle and sheep over winter months. The applicant is a caring farmer and is proud of the well-being of his livestock. He is determined to comply with all the regulations with regards to animal welfare and believes that this development would help in this respect and provide shelter for any additional increases in stock in the near future.

The proposed building will also be used at times for the storage of farm implements owned by the applicant and associated with the upkeep of 6.3 ha of agricultural land.

3. Design

The design of the proposed building is similar to other agricultural buildings in the surrounding area and is a standard agricultural mono-pitched roof design. The dimensions of the building are the bare minimum required to fulfil the applicant's needs. The eaves height above floor level at the high side will be 6.1 m, with a roof pitch of 10 degrees. One end and one side of the building are open to eaves level. The building will stand on individual concrete bases which are dug 750 mm deep into solid ground.

4. Materials

The materials on the proposed building are in-keeping with those of a standard agricultural building. This includes natural grey fibre cement sheeting on the roof and 2 m high concrete panels on one side and one end of the building. There will be no vertical cladding above these panels, with the other elevations also remaining open to eaves level.

5. Location & Access

The location of the proposed building was chosen as it utilises existing access routes and is in close proximity to existing agricultural buildings on site. The building is to be situated to the South of an existing agricultural building, allowing for access between buildings and ease of feeding and movement of cattle. Positioning the proposed building to the South of an existing building will help to reduce the visual impact when viewed from the neighbouring West Lodge to the North of the site.

Access arrangements on the farm are not affected by the proposed development and there will be no increased demand on public services.

Heritage Statement

The proposed building will be situated within the Oakamoor Conservation Area; a designated area of special historic and architectural interest, protected under the 1990 Planning (Listed Building and Conservation Areas) Act. The village of Oakamoor is located within the Churnet Valley and features historic sites predominantly associated with iron, copper and brass metalworking industries, dating back to the 13th century. As such, areas of archaeological potential are generally located close to sites of previous industrial infrastructure in the lower portion of the village.

The land owned by the applicant does not contain any listed buildings or residential properties. The proposed building is located approximately 100m away from the neighbouring property, ‘Lightoaks’, a grade II listed country house dating back to 1816.

Construction of the proposed building will involve the excavation of 10 individual foundation holes around each stanchion, measuring approximately 1 cubic metre each. The building will be situated on an existing hard-cored area and no additional landscaping activities will take place as a result of this application. The total extent of ground work preparation required for the construction of this building is unlikely to impact upon sites of archaeological potential and will not affect the nearby Lightoaks listed building.

The proposed building will be accessed through existing routes used for the current agricultural buildings on site.