CHARTERED SURVEYORS & PLANNING CONSULTANTS

BURY ST EDMUNDS – EXETER – WOLVERHAMPTON – SCOTLAND

DESIGN & ACCESS STATEMENT

Dairy Cow Building at Lee Farm with New Farm Access off Mill Lane



Prepared for:-

Mr R Heath
Lee Farm
Mill Lane
Rushton Spencer
Macclesfield
SK11 0RS

Prepared by:-

Anthony Atkinson ***MRICS FAAV***
Acorus Rural Property Services Ltd
Oak House
Kingswood Business Park
Holyhead Road
Albrighton
Wolverhampton
WV7 3AU

Tel: 01524 793900
anthony.atkinson@acorus.co.uk

March 2017

acorus
rural property services

DESIGN COMPONENT

Use and Amount

The proposed building is to accommodate up to 90 dairy cows as part of the farm re-location in respect of Lee Farm.

The building will provide winter housing accommodation for the cattle over the winter period and also incorporate a robot milking system for the dairy herd.

The proposed access track will utilize the existing field access off Mill Lane and the access which currently serves the residential property Springfields. The new access with serve the new farm complex which is proposed, i.e. this building proposal and concurrent applications for other farm buildings.

Scale and Appearance

The building will be of the following dimensions:

49m x 24.4m and 3.5m to eaves (160' x 80' and 12')

The building will comprise of 3 steel frame structures side by side. The external walls of the two elevations will be formed by concrete panels and the 'dome' of the 3 structures will be clad with clear plastic sheeting. The clear sheeting will create a dry environment within the building and a 'near natural outside environment' for the cows through the winter period. The gables of the building will be fitted with sheeted steel gates.

The access track will be 3 metres wide and will be finished with road plannings, although the first 12 metres off Mill Lane will be finished with a bound material (i.e. tarmac).

Layout

The site plan shows the location of building and the access track in relation to the other proposed structures and the adjacent woodland (Oulton Wood).

Landscaping

No additional landscaping work is considered necessary, unless seen to be appropriate by the LPA.

Access Component

The building will be accessed via Mill Lane, as per the proposed new farm access off Mill Lane (see site plan).