CHARTERED SURVEYORS & PLANNING CONSULTANTS

BURY ST EDMUNDS – EXETER – WOLVERHAMPTON

REPORT DETAILING THE PROPOSED NEW FARM COMPLEX IN RESPECT OF LEE FARM, RUSHTON SPENCER, MACCLESFIELD



Prepared for:-

Mr R Heath
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Mill Lane
Rushton Spencer
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1. INTRODUCTION

1.1 This report has been commissioned by Mr R Heath of Lee Farm, Rushton Spencer, Macclesfield.

1.2 The purpose of this report is to provide details regarding the proposal to relocate the farm complex at Lee Farm. The report will be submitted with planning applications for the new farm buildings.

1.3 In April 2012 planning applications were submitted for the same range of farm buildings and were approved (refs: 12/00376, 377, 383 & 384). However, the development did not proceed due to protracted family issues concerning the farm (i.e. following a family death and a divorce), and not least because it has taken until now to find a buyer for the existing farmyard (i.e. dwelling and farmbuildings).

1.4 The preparation of this report has been carried out by Anthony Atkinson. Anthony Atkinson is a Rural Planning Consultant with Acorus Rural Property Services. He holds a BSc in Rural Enterprise and Land Management and is a Member of the Royal Institution of Chartered Surveyors, having qualified within the Rural Practice Division of the Institution.

2. LEE FARM

2.1 Area Occupied

2.1.1 The land managed by the farming business comprises of the following:-

Land	Tenure	Area
Lee Farm	Owner Occupied	59 ha (146 acres)
Land adjacent to Lee Farm	Annual Farm Business Tenancy and annual grazing/mowing licence (past 13 years)	20 ha (50 acres)
TOTAL		**79 ha (196 acres)**

2.1.2 All the land is registered with Defra and the Basic Payment Scheme is claimed for the 79 hectares.

2.1.3 All the land is down to grass and supports a dairy herd and associated youngstock enterprises. Throughout the summer three cuts of silage are taken over a total of 85 ha (210 acres) to provide winter forage for the cattle enterprises.

2.2 Farm Enterprises

2.2.1 The main farm enterprise is a dairy herd and the resultant offspring.

2.2.2 The dairy herd comprises of 140 Fleckvieh cows (pedigree/commercial). Fleckvieh is a dual-purpose breed of cattle suitable for both milk and meat production (the breed originated in Central Europe in the 19th century from cross-breeding of local stock with Simmental cattle imported from Switzerland).

2.2.3 The breeding policy of the dairy herd is to rear homebred replacements. The home bred heifers are reared to calve at 2-2$^{1}/_{2}$ years old, and then enter the

dairy herd. Present heifer youngstock numbers amount to 80 head of cattle. Bull calves are generally sold off the farm at 2 weeks of age.

2.3 Labour

2.3.1 The farming business is managed by Mr R Heath.

2.3.2 Mr Heath is responsible for all aspects of the farming business and works full time undertaking milking, animal husbandry and field work operations.

2.3.3 A part-time general farm worker is employed two days a week to assist with the farming activities and contractors are used for the following operations on the farm.

- Silaging (forage harvesting, carting and ensiling)
- Slurry spreading (as required to assist with on farm spreading)
- Hedge trimming.

2.4 Farm Buildings

2.4.1 All the farm buildings are situated at Lee Farm.

2.4.2 Lee Farm comprises a range of modern and traditional farm buildings, which are used for the dairy cows and associated youngstock.

2.4.3 A comprehensive list of the existing farm buildings is detailed at Appendix 1.

3. FARM PROPOSAL

3.1 Given the change in family circumstances and the need to provide modern facilities for the farm to run a dairy herd the proposal is to create a new farm complex on the main block of farmland (South West of Mill Lane).

3.2 The buildings comprise of the following which replicate the buildings and planning applications submitted (and approved) in 2012. The original planning application references are provided for the applications.

Dairy cattle building (and new farm access)	ref: 12/00376
Livestock building	ref: 12/00377
Manure store	ref: 12/00384
Storage building (inc. dairy and office)	ref: 12/00383

3.3 The new farm complex will provide the following:-

- A building to accommodate the herd of 90 dairy cows and milking facilities, i.e. a robotic milking system.
- A building for the dairy youngstock.
- A general purpose building for the dairy and storage for straw and farm machinery.
- A midden area for the farmyard manure (the cattle will be bedded with straw on a loose housing system rather than slurry).
- A hardstanding area for the storage of big bale silage.

3.4 The farm complex will provide facilities for a herd of 90 dairy cows with associated youngstock. The new farm complex will resolve the following issues:-

- The farm complex will be located within the main block of farmland.
- The access to the farm complex will be better than the current restricted access to the existing farm complex for HGVs and farm traffic, and will avoid the movement of livestock on a daily basis across Mill Lane.
- Provide a relatively level site for the farm complex to operate from efficiently.
- Provide a modern complex of farm buildings, providing more suitable and efficient buildings for a dairy herd of the 21st century.
- Re-locate the dairy enterprise away from adjacent residential properties.

ANTHONY W ATKINSON

March 2017

APPENDIX 1

EXISTING BUILDINGS AND FIXED EQUIPMENT AT LEE FARM

Traditional building adjoining the farmhouse (brick and tile roof), incorporating the following; farm office, associated storage for the farmhouse, calf rearing and loft above for the storage of hay and straw.

Traditional brick building and lean-to (tile roof) – calving boxes and calf accommodation.

Steel portal frame building (adjoining traditional brick building via covered yard area) – incorporating 100 cow cubicles.

Steel portal frame covered silage clamp and feeding area for the dairy cows.

Timber construction cow kennels with feed area - incorporating 30 cow cubicles.

Open yard area for feeding the dairy cows.

2 no. adjoining steel portal frame buildings incorporating the milking parlour, dairy and collecting yard.

3 bay open fronted steel portal frame building – cattle loose housing and general storage.

Steel portal frame machinery store and workshop.

Open fronted loose housing building (total 12 bays – timber & steel) for dry cows and dairy youngstock.

Open silage clamp.

Concrete slurry store.

APPENDIX 2

MATERIALS REGARDING THE DEVELOPMENT PROPOSALS

The four buildings being as follows:-

- Dairy cattle building and new access
- Livestock building
- Manure store
- Storage building (inc. dairy and office)

Material details as below, with pictures also supplied as stated:-

- Plastic sheeting, for the dairy cattle building – picture supplied (as submitted with the application). Supplied by Redpath, the designers of the building;

- Concrete panels, for all the consents – picture supplied. A typical manufacturer and supplier of this product is J P Concrete Products (Ilkeston, Derby);

- Sheeted galvanised gates, for the dairy cattle building – picture supplied. A typical manufacturer and supplier of this product is IAE (Stoke on Trent, Staffordshire);

- Yorkshire boarding, for livestock building and storage building – picture supplied. Timber available from local and regional timber merchants;

- Reinforced fibre cement roof cladding - anthracite, for livestock building and storage building – pictures supplied. Manufacturer and supplier of this product is Marley (Eternit range of roofing products);

- Box profile steel sheeting – slate blue, for dairy section of storage building – picture supplied. A typical manufacturer and supplier of this product is Steadmans (Carlisle, Cumbria);

- The aprons to the buildings will be laid to concrete with the yard areas and hardstanding areas finished with road plannings.

- Regarding the access track to the farm complex, the first 10m section off Mill Lane will be laid to tarmac. The remainder of the access track to the new farm access will be finished with road plannings.

STANDOFFSHELTERS

"Beat the seasons !"



- Reduced wastage of winter feed and winter grazing costs
- Reduce pugging of ground for increased pasture production
- Greatly reduces feedpad effluent run-off from rainfall
- Super-Heavy duty "Durashelter™" clear roofing for superior drying of floor litter & effluent reducing disease
- 10 year+ service life from the clear roofing– with Redpath's industry leading replacement guarantee!
- Faster return on investment compared to concrete floor sheds
- The Redpath deep litter system provides a comfortable & animal friendly environment for Loafing, Feeding and Calving.

Redpath Deep Litter system

A profitable alternative to comfortably house and feed your cows for extended periods.





DEEP LITTER FLOORING BARNS – use a deep layer of soft litter (typically wood chip) on the floor of the barn. Ground preparation and drainage guidelines are supplied by Redpath for the individual projects. Typically a light excavation or scraping of the site is required with a "hump & hollow" system for the drainage pipes which are laid in place followed by a layer of gravel/rock and then the dry woodchip/litter. Redpath work in conjunction with a group of woodchip suppliers and have an unlimited supply. The litter is best to be kept in an aerobic state (dry and aerated) with the effluent being broken down without smell or ammonia by natures own bio-organisms. The woodchip will slowly "compost" to become a natural nutrient rich media ready to spread onto the farm or into feedcrops. Pathogens and bacteria are also kept to a minimum via the natural UV sunlight entering through the Durashelter roofing. Redpath deep litter barns offer superior cow comfort and bedding warmth. Lameness, hoof and hip related injuries are dramatically reduced compared to a hard floor system. Redpath can supply a plan of a "typical drainage and underfloor layout" on request.

Redpath deep litter barns offer a much speedier return on investment when compared to concrete based systems.

All information & images Copyright Redpath ©

DEEP LITTER BENEFITS !

Redpath's deep litter systems give cows a soft and comfortable floor surface, reducing stress and injury to feet, legs and joints. Allowing cows to loaf and be stood off for periods of time in a natural environment.

The litter flooring soaks up almost all effluent and virtually eliminates effluent run-off from the pad

A very cost-effective cow sheltering system with a quick return on investment.

Redpath deep litter barns are animal welfare friendly, with cows having plenty of space to move around in a "free range" style facility.

A soft litter floor with some basic maintenance offers reduced odour levels, keeping the neighbours happy!

The litter flooring is easily managed and replaced, with Redpath's open plan truss design allowing clear over-head drive-thru access for machinery & tip trucks.

The flooring material will last up to 6 x longer when covered by our Durashelter™ roofing (compared to outside). "Bio-organisms remain active in the litter, breaking down effluent and reducing disease and smell". Discuss the chip options with *Redpath*

Redpath have access to an unlimited supply of woodchip, post-peelings, bark etc – Nationwide.

Redpath

www.standoffshelters.co.nz

Concrete Panels



Sheeted Galvanised Gates



Yorkshire Boarding



Roof Cladding

CI/SfB | | (4-) | Nf9 | |
June 2010 – edition 2

profiled sheeting

MARLEY Eternit

Farmscape

Description

The Farmscape product range is designed to reduce the visual impact of buildings on the landscape by giving them a more natural look from new. This effect is achieved by applying a surface pigmentation to the top face of the sheet. Unlike a dense layer of gloss paint, this pigmentation allows the distinctive texture of the fibre cement substrate to show through and gives the product a far more natural appearance than the finish traditionally available to planners and designers.

Features of Farmscape

- Economically priced product for buildings that have to blend into the landscape
- Factory-applied matt finish in 3 organic colours
- Vapour-permeability minimises condensation
- Non-fragile material suitable for HSG 33 applications
- Easy to install and fix

Dimensions

Standard lengths with Farmscape finish (mm):
1525, 2440, 2900

Approximate covering capacity for estimating purposes:

(1375mm purlin spacing and 150m end lap):
approx 1.13m² of material covers 1.0m²

Technical data

As for Profile 6, see pages 38-39.

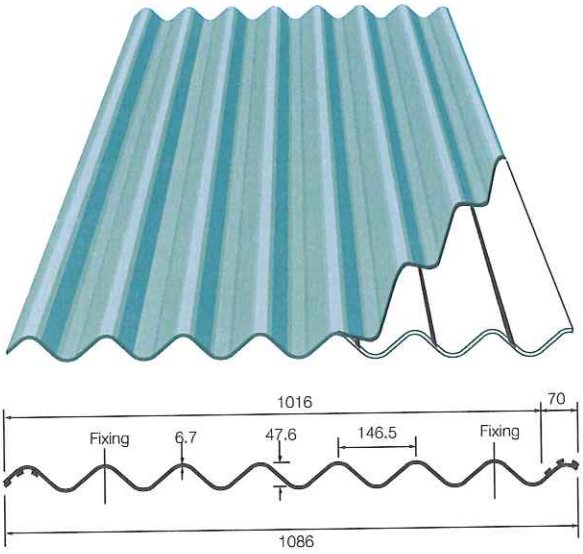
Accessories

A limited range of accessories is available with Farmscape finish.

A+

Manufactured in the UK, Marley Eternit's fibre cement profiled sheeting can achieve up to an A+ (the lowest environmental impact) in the Green Guide to Specification.




1016
70
Fixing
6.7
47.6
146.5
Fixing
1086

Farmscape colour range

The farmscape range consists of three carefully chosen matt colours, namely: Anthracite (grey), Sherwood (green) and Bracken (brown). Together with the subtle variations in tone inherent in any natural cementitious product, the appearance of these colours will blend with almost any landscape from the day the building is erected.



Anthracite



Sherwood



Bracken



Natural Grey

Natural Grey

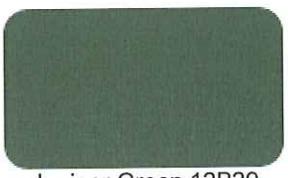
Profile 6 and Profile 3 can also be supplied in Natural Grey.

Steel Profile Sheeting





Slate Blue 18B29



Juniper Green 12B29



Vandyke Brown 08B29