## *DESIGN AND ACCESS STATEMENT*

*3 November 2009*

***Proposed Replacement Cattle Shed, New,***
***Lane End Farm, Cowallmoor Lane, Lask Edge ST13 8QL***

***History***

*The original farmhouse and buildings were constructed pre 1930s and as been used as a working farm since that period.*
*The farmstead comprises of 18.49 hectares, 2.83 hectares land owned, 15.66 hectares rented.*
*The farm as several existing farm buildings situated in the northwest of the farmyard, some of these building are of brick construction some metal clad.*
*The property is situated at an altitude of 286.93 metres on Cowallmoor Lane, Lask Edge, Staffordshire. The closest town being Biddulph.*
*Access into the farmyard is level and is from a macadam side road off Cowallmoor Lane.*

***Farm and Land***

*Note: Mr Dowley has leased some 40% of is present rented land for over 10 years*
*The owner of the farm owns 2.83 hectares including the farmyard; they also rent land of 15.66 hectares shown as follows:*

| | *Area of land in ownership* | *Field Number* |
|---|---|---|
| | *0.44ha* | *9728* |
| | *0.83ha* | *9720* |
| | *0.67ha* | *0733* |
| | *0.89ha* | *farmyards & house* |
| *Total* | *2.83ha* | |
| | *Area of land rented adjacent to farmhouse* | |
| | *1.62ha* | *0441* |
| | *1.37ha* | *1543* |
| | *2.04ha* | *8839* |
| | *0.88ha* | *7828* |
| *Total* | *5.91ha* | |
| | *Area of other land rented* | |
| | *1.66ha* | *5781* |
| | *0.6ha* | *6983* |
| | *0.49* | *7291* |
| | *1.38ha* | *2828* |
| | *0.57ha* | *2634* |
| *Total* | *4.70ha* | |
| | *Area of land rented at Moortop* | |
| | *5.05ha* | |
| | *Grand* | |
| *Total* | *18.49ha* | |

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***Farming Activity***

*The owner Mr Keith Dowley has farmed this land together with his son for over thirteen years; over recent years the owner has acquired and rented more land increasing the size of the unit, which in turn has produced greater yields from crops and increased animal sales. Some two thirds of the land is for crops and grass mainly haylage, the remainder for grazing suckle cows for fattening and selling at market, there are free range poultry and ponies.*

## ***Design***

***Cattle Shed***

*The existing Cattle Shed as become dilapidated and requires replacing, the owner has decided to replace it with a similar sized building (6.40 metres long x 6.0 wide metres x 4.15 metres high) [38.40m2] in the same position, however the opening will be on the southwest side opening into the farmyard. The existing cattle shed will be demolished*

*The replacement cattle shed will be of steel frame construction with the elevations and roof covered with PVC coated steel profile sheet colour grey.*

*The building will be used for calving or sick cows and veterinary treatment of animals.*

*The position of the cattle shed was chosen because of its proximity to the fields at the rear and easy access from the farmyard.*

*There will be level access from the farmyard to the cattle shed suitable for ambulant and wheelchair access.*

*The area within close proximity to the cattle shed to be stoned up with clean consolidated hardcore and blinded with gravel plainings.*

***General***

*The replacement cattle shed is basically to replace the existing dilapidated cattle shed.*

*The replacement building is positioned in the farmyard area on the same footprint within the cluster of farm buildings.*

*This replacement is part of the owner's long-term plan to replace old structures, modernise and tidy up the farmyard and immediate area.*