

DESIGN & ACCESS STATEMENT & STATEMENT OF AGRICULTURAL NEED

Proposal: General Purpose Agricultural Building (Phase 1)
Address: New Buildings Farm Cresswell Road Hilderstone Nr Stone Staffs
ST15 8SL
Date: 04 May 2017
A.H. No: 37/204/0091

1. Introduction

- 1.1. In May 2006, the government introduced changes to the planning applications process. The circular guidance on changes to the development control system, effective from 10 August 2006.
- 1.2. This Design & Access Statement accompanies a full planning application for the erection of a general purpose agricultural building.
- 1.3. The building is located at New Buildings Farm Cresswell Road Hilderstone Nr Stone Staffs ST15 8SL the purpose of the building is to provide an end extension to Phase 1 of a 4 phase project to create secure and dry housing of a new milking parlour, collecting area, additional cubicles for cows, area for sick (antibiotic) cows calving heifers and young calves.

2. The Site

- 2.1. The farm is situated off Cresswell Road between the villages of Hilderstone and Cresswell, the location of the site is on the South side of the farm, approximately 200m from the main access road which is Cresswell Road, the site is adjacent to other agricultural buildings located on the farm used for the housing of cattle
- 2.2. The applicant owns and farms approximately 595 acres of land as well as an additional rental of 120 acres within a 10-mile radius of New Buildings Farm
- 2.3. The proposed site will be located adjacent to other agricultural building; there current use includes the housing of cattle

3. Context

- 3.1. The building has been constructed in conjunction with the operation for the essential day to day running of the working farm. The proposed building will be used for the housing of a new milking parlour, dairy, collecting area, additional cubicles for cows, area for sick (antibiotic) cows, calving heifers and young calves It is anticipated that the proposal will allow further modernisation and development of the welfare of existing livestock and the farming business in general on completion creating a modern purpose built building allowing the farm to remain effective and competitive in a very low return area of farming.

4. Proposal/Architecture

- 4.1. The proposal is a steel framed agricultural building.
- 4.2. The building shall be 18.3m long x 23.5m wide, and 4.876m to the eaves level. The overall area of the building is 430m²
- 4.3. The roof is clad in Colour; Strong Green P6 Profile fibre cement roof sheeting. The South Elevation will be clad to eaves height with treated timber boarding
- 4.4. All new facing materials have been selected for the building to integrate with the adjacent agricultural buildings and to reduce the visual impact. The appearance of the proposed building is in-keeping with other similar modern agricultural buildings.

5. Access Statement

- 5.1. The building will be accessed from via the South Elevations
- 5.2. Access to the site from the main road (Cresswell Road) will remain the same.

6. Landscaping

- 6.1. The existing hard surface surrounding the site will be retained while being adapted to aid the size and location of the proposed building.
- 6.2. There will be no change to the existing floor level on the site.
- 6.3. There is no additional landscaping proposed for the development due to the presence of the existing agricultural buildings and landscaping nearby.

7. Conclusion

- 7.1. The building will provide the farm with a purpose built modern facility for a dry and secure area for the housing of a new milking parlour, dairy, collecting area, additional cubicles for cows, area for sick (antibiotic) cows calving heifers and young calves. And will allow the farm to operate in a more efficient, and financially cost saving way in what is a low return area of farming. Without this facility planned for construction over a managed short term the farm will struggle to remain cost effective the scale and location are consistent with the working requirement for what a farm of this scale requires also allowing for future expansion

8. Drawings

- 8.1. This document should be read in conjunction with drawing number 3862-01 Scheme as Proposed and Site Location Plan.

Compiled by Paul Leadbetter (MJ Barrett Constructions (Staffs) Ltd)

