AGRICULTURAL JUSTIFICATION RELATING TO PLANNING APPLICATION FOR AGRICULTURAL DEVELOPMENT

ON BEHALF OF

K A Carr

LOCATION

Heath House Farm
Cheddleton
Leek
Staffordshire
ST13 7DQ

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1.0 AGENT – GRAHAM WATKINS & CO

1.1 This report has been prepared by R L Watkins BSc (Hons) MRICS FAAV of Graham Watkins & Co. He is an experienced rural surveyor and auctioneer with a degree in Rural Enterprise and Land Management from Harper Adams University College. He is a RICS registered valuer and also a full member of the Central Association of Agricultural Valuers.

2.0 INTRODUCTION

2.1 This document is to support a planning application being submitted by the client for the erection of an agricultural building at Heath House Farm, Cheddleton, Leek Staffordshire, ST13 7DQ. The building is to replace existing farm buildings on the site in order to provide a single building which better meets the needs of modern agriculture, in terms of access for modern machinery and high welfare standards for livestock.

2.2 Mr Carr has an established farm business and farms a total of 160 acres or thereabouts. The land is mostly grassland, but there is a portion of land used for arable cropping. Appendix 1 confirms the land registered to Mr Carr on the Rural Payments system and provides the breakdown between permanent pasture and arable. The clients farming business includes keeping cattle, producing forage for sale and arable cropping.

3.0 EXISTING AND PROPOSED BUILDINGS

3.1 The existing buildings at Heath House Farm are out dated and have become uneconomical to repair. Furthermore, the nature of the buildings are too low for much modern machinery and are unsuitable for housing livestock due to a lack of adequate ventilation which gives high risks of respiratory problems including pnewmonia, which can be a significant cost to the farmer, and can sometime lead to fatalities.

3.2 The proposed new building provides an excellent facility which is designed to meet the needs of modern day agriculture. The building is of a height which will provide acceptable ventilation for wintering cattle, and also provide access for tractors and machinery. The building also includes a cattle race and holding pens. This is integral and designed with the safety of livestock and people in mind, and will provide much less distress to the cattle when they are required to be handled (TB testing and veterinary treatments). It minimises the risk of harm to people and livestock. The cattle penning is accessible for machinery which will enable it to be bedded using modern machinery and cleaned out regularly which will allow for best welfare standards, and keep cattle clean and dry. Being a new building it will also be water and draft proof, which again provides benefits to the livestock health and welfare. The internal storage for feed and fodder means that the farm work can be contained to the building, waste can be minimised and the farm can be kept in a clean and tidy state.

3.3 It is noted that the new building will have a smaller in footprint than the existing buildings, yet still provide improved agricultural accommodation due to better design.

4.0 CONCLUSION

The report demonstrates the clear need for the replacement agricultural building at Heath House Farm, and the numerous benefits it will offer. It will enhance the farm enterprise by providing adequate, dry storage and improving the livestock accommodation so that they can house cattle to the best possible standard.

As such we would fully support this proposal for a replacement building at Heath House Farm.

Prepared by R L Watkins BSc (Hons) MRICS FAAV for and on behalf of Mr K A Carr.

Signed:..... Dated: 19/12/2017