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ALLEN & HUNT
CONSTRUCTION ENGINEERS LTD.

Narlow Works
Thorpe, Nr. Ashbourne
Derbyshire. DE6 2AT

Local Requirements

Proposal: Agricultural building to cover an existing concrete yard area. Building to store fodder & implements
Site Reference: Mr W Keeling, Witherings Farm, Cheadle Road, Alton, Stoke On Trent. ST10 4DH

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
37/016/0092

Size of holding
The applicant currently farms 23.1 hectares in total of which 20.23 hectares are owned by the applicant. This figure includes existing agricultural buildings and yard area.

This farmland is used to rear cattle and to produce fodder.

Animals kept at the site
The applicant currently farms approximately 50 head of cattle.

Existing buildings on the holding
The existing agricultural buildings at Witherings Farm are used to house loose-housed cattle and to store fodder and implements required to manage the holding.

Additional rented buildings/land
The applicant currently rents 2.87 hectares of farmland.

The applicant does not currently rent any additional buildings.

Proposed size of building
The applicant wishes to erect a steel framed agricultural building 13.716m long x 6.096m wide x 3.658m high to eaves level.

This building will connect to an existing building along one side elevation. The existing steel stanchions set 6.096m south-east of the existing lean to building will be extended to form the main stanchions of the proposed building.

The floor area created by this development will be 83.61m^2.

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Proposed use of building
As a result of the applicants ever expanding business he requires this building to store fodder and implements. This building will cover an existing concrete yard area.

This concrete yard area was originally used for cattle handling however it is now used to park implements.

There is not sufficient enough room in the existing buildings to house the stock levels and to store the fodder and implements required to manage the holding. The applicant is fully aware of the inadequate storage facilities available.

This building will be used to store implements in which are currently left outside exposed to the elements. This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include a tractor and trailer and general agricultural machinery required to run the holding.

This building will also be used to store Heston bales of straw. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

This building will accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Employment at the site
The applicant currently runs the holding himself and does not employ anyone on the holding.

Agricultural Workers Dwellings Appraisal
Not Applicable

Archaeological Report
Not Applicable

Biodiversity Survey & Report
Not required

Change of use of shops or community facilities to other uses – Supporting Information
Not Applicable

Environmental Statement
Not Applicable

Town Centre Uses –Evidence to accompany applications for town centre uses
Not Applicable

Farm Diversification Schemes – Supporting Information
Not Applicable

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Flood Risk Assessment
Not Applicable

Foul Sewage & Utilities Assessment
Not Applicable

Heritage Statement (including listed buildings, Historical features, Archaeological features and Scheduled ancient monuments)
Not Applicable

Land Contamination Assessment
Not Applicable

Landfill Applications
Not Applicable

Landscaping Details
The applicant is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any trees planted will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Lighting Assessment/ Details of Lighting Scheme
Not Applicable

Loss of Employment Land/ Buildings Statement
Not Applicable

Noise Impact Assessment
Not Applicable

Open Space Assessment
Not Applicable

Parking & Access Arrangements
Not Applicable

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Photographs & Photomontages
Not provided

Planning Obligations – Draft Heads of Terms
Not Applicable

Planning Statement
Not Applicable

Refuse Disposal Details
Not Applicable

Site Waste Management Plan
Not Applicable

Statement of Community Involvement
Not Applicable

Structural Survey / Works Method Statement
Not Applicable

Telecommunications Development – Supplementary Information
Not Applicable

Transport Assessment
Not Applicable

Travel Plan
Not Applicable

Tree Survey / Arboricultural Implications
Not Applicable

Ventilation / Extraction Statement
Not Applicable

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