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Design & Access Statement

Proposal: Agricultural replacement building to house livestock & to store fodder
Site Reference: Mr V Hughes, New House Farm, Charles Knowles Lane, Rushton Spencer, Macclesfield, SK11 0RB

Character appraisal

This holding is located south east of Rushton Spencer in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to 31 acres in total. This farmland is currently used to rear sheep. The field boundaries in this area comprise of stonewalls and hedgerows.

The owner of 21 acres of land is a Mr N Faulkner and he is the father in law of the applicant who now runs the holding on behalf of Mr Faulkner. Mr Faulkner has given permission for this building.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 250.84m². The floor area of this building will be of an open plan type design and livestock will be loose-housed.

The building to be replaced has an approximate floor space of 240.00m².

This proposal will assist the farm to be economically viable.

Use of proposed building

As a result of the applicants expanding business they require this building to house and lamb sheep, the applicant currently farms approximately 175 sheep and lambs. This building will also be used to store fodder.

The applicants existing buildings shown on drawing No. 1253-002 are beyond economical repair and this building is to replace them. The applicant is fully aware of the inadequate housing and storage facilities available.

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

Shelter should be provided for sheep especially in cold, wet, windy weather, at lambing and after shearing. Very young lambs are particularly susceptible to hypothermia in cold wet weather.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

FABBL requirements state that the space allowance for loose-housed sheep on a solid floor during pregnancy is a minimum of 1.2m² - 1.4m² and 2.0m² - 2.2m² after lambing with lambs at foot up to six weeks of age.

Deep litter bedding will be used on the solid floor; this bedding will then be spread back on the applicants land.

Where possible, pregnant ewes should be kept in groups of less than 50 to allow for better individual recognition and attention at lambing time.

This building will be used to store Heston bales of hay and 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.

Siting
As shown on drawing No. 1253-001 this building is set to the south of the existing buildings on the holding.

The site has a 1.000m fall across the length of it, from east to west as shown on Drawing No. 1253-003.

We feel this building has been positioned in the most practical and aesthetically pleasing location.

Scale
The applicant wishes to erect a steel framed agricultural building 18.288m long x 13.716m wide x 3.048m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site.

Landscaping
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.

Appearance
As indicated on drawing No. 1253-003 this building will incorporate factory coated coloured roof coloured Slate Blue (18B29).

Vertical cladding down 2.438m below eaves level to the both side elevations and both gables to be treated Yorkshire boarding (except for the door openings).

All roof and vertical joints will be made good with matching barge board.

Below cladding to be pre-stressed concrete panels.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe.

Where the door openings are higher than the existing ground level a ramped area will be built up to each opening.

We feel these materials will blend into the existing landscape without having an adverse effect.

This building has been designed in accordance with B.S. 5502.

Access
Access to the building will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from the Charles Knowles Lane, Rushton Spencer.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.