A&H STRUCTURES LTD
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Local Requirements

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

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
37/081/0177

Size of holding
The applicant currently farms 31 acres in total, of which 21 acres is owned by the applicants father in law.

Animals kept at the site
The applicants currently farms 175 head of sheep and lambs.

Existing buildings on the holding
The existing buildings are beyond economical repair and are not suitable 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 housing and storage facilities available. The total floor area of the building to be demolished is approximately 240.00m²

Additional rented buildings/land
The applicant currently rents 10 acres 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 18.288m long x 13.716m wide x 3.048m high to eaves level.

The floor area created by this development will be 250.84m².

Proposed use of 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.

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 Applicable

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

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

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