DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS STATEMENT

PLANNING APPLICATION FOR AGRICULTURAL DEVELOPMENT

ON BEHALF OF
J & G J Fryer

LOCATION
Park House Farm
Horton
Nr Leek
Staffordshire
ST13 8QB

PROPOSED DEVELOPMENT
Erection of General Purpose Agricultural Building

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1.0 INTRODUCTION

1.1 This document is in support of a full planning application for a general purpose agricultural building which is located at Park House Farm, Horton, Nr Leek, Staffordshire, ST13 8QB.

1.2 The proposed building is a new agricultural building, which will be used for both storage of machinery and livestock housing.

2.0 USES

2.1 The client has an established sheep and beef enterprise as listed below:-

Sheep - 250 ewes with lambs with 250 ewe hoggs
Cattle - up to 150 head of cattle at any time, which are calves that are reared and sold as stores

2.2 The clients farming operation extends to a total of approximately 300 acres which is situated around Park House Farm, Horton and Hollinhurst Farm, Endon and other local farmers.

2.3 All the land is laid to permanent pasture.

3.0 DESIGN – SITE ASSESSMENT

3.1 As will be seen from the attached plans the proposed building works are located within the vicinity of the already existing block of farm buildings at Park House Farm.

3.2 The client has carried out an assessment of the farmstead and has concluded that the proposed site is the most suitable for the new development without causing significant damage and disturbance to the surrounding environment and landscape, and without causing significant disturbance to the existing farming operations.

3.3 The location of the proposed building has been carefully sited, allowing for the development to be in-keeping with the already existing farm buildings.

The selected site has been chosen to minimise the expansion of the farmstead as much as possible. It is important to the client to minimise the loss of valuable grass growing land, to minimise the loss of valuable feed stuffs produced on the farm, and also the loss of productive grazing ground.

3.4 As will be seen from the attached plans the proposed building will be located adjacent and opposite to the already existing farm buildings, as well as incorporating an existing yard area.

4.0 DESIGN – SIZE

4.1 As can be seen from the attached plans the building will be of portal framed construction. The building will be 100ft long by 50ft wide. The height to the eaves will be 16ft from ground level with a standard agricultural pitch.

5.0 DESIGN – APPEARANCE

5.1 The proposed building will be of portal framed construction.

5.2 The roof will be constructed from cement fibre sheeting to match the existing.

5.3 The walls will be made up of a height on two concrete panels and the remaining height being clad with Yorkshire Boarding. This will minimise visual impact on the surrounding environment and be innkeeping with the existing buildings.

5.4 The floor area of this building will be of an open plan type design to allow for general purpose use.

6.0 DESIGN - USE

6.1 The proposed use of the new developments is purely agricultural and will be for the storage of machinery and housing of livestock. Currently, there is not enough sufficient room on the holding to store machinery indoors and the expanding numbers of livestock. The building will enable machinery stored to be better looked after and last longer as it is protected from the effects of weathering.

6.2 To help improve the livestock's health and welfare, being housed in light, airy buildings and kept in over winter, reducing the need to be out in bad weather conditions. This will also prevent young animals, like lambs and calves being susceptible to hypothermia in cold weather.

6.3 This building will ensure a good strong future for the farm business.

7.0 ACCESS

7.1 It is not considered that any additional access will be required to the main road as the existing farm yard access will be suitable.

7.2 It is therefore not considered that any further consultation with the highway authority is necessary.

8.0 DEVELOPMENT PROPOSAL/ AGRICULTURAL JUSTIFICATION

8.1 The report demonstrates the clear need for the proposed agricultural building. It will also provide more effective security and protection from weather which is needed for the effective storage of machinery and associated equipment. The building is positioned to minimise any visual impact and take advantage of existing access and hardstanding.

This building is required to manage the land and the growing numbers of livestock, specifically cattle. It will reduce the need to out winter cattle for a longer period of time, and therefore it will reduce the amount of damage to the land through poaching along with the higher standard of welfare for the livestock

As such we would fully support this proposal for an agricultural building.

Prepared by R L Watkins BSc (Hons) MRICS FAAV for and on behalf of J & G J Fryer.