DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS STATEMENT

PLANNING APPLICATION FOR AGRICULTURAL DEVELOPMENT

ON BEHALF OF
G L & S C Watkins

LOCATION
Bottom Lane Farm
Ipstones
Stoke on Trent
Staffordshire
ST10 2LN

PROPOSED DEVELOPMENT
Erection of Livestock Building Extension

Prepared By
Graham Watkins & Co.
69 Derby Street
Leek
Staffordshire
ST13 6JL
Tel: 01538 373308
Fax: 01538 399653

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1.0 INTRODUCTION

1.1 This document is in support of a full planning application for a livestock building which is located at Bottom Lane Farm, Ipstones, Stoke on Trent, Staffordshire, ST10 2LN.

1.2 The proposed building is a new livestock building extension, which will provide additional calving pens and loose housing.

2.0 USES

2.1 The client has an established beef enterprise with a total of 75 head of cattle comprising of 25 suckler cows with calves and followers.

2.2 The clients farming operation extends to a total of approximately 120 acres with 84 acres situated at Bottom Lane Farm, and 36 acres lying on the outskirts of the village of Ipstones.

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 will be an extension to an existing farm building at Bottom Lane 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.

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 a lean to and will be 32ft long by 20ft wide. The height to the eaves will be 10ft 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.

6.0 DESIGN - USE

6.1 The proposed use of the new development is purely agricultural and will be used to provide additional calving pens. Currently, there is not enough sufficient room on the holding to house cattle with young calves and additional pens will provide improved welfare for livestock.

6.2 To help improve the livestock's health and welfare, the building will provide housing in a light, airy building and cattle can be kept in over winter, reducing the need to be out in bad weather conditions. This will also prevent young 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 livestock building. It will also provide calving pens which with be light and airy, and therefore improving the animal welfare at Bottom Lane Farm. The building is positioned to minimise any visual impact and take advantage of existing access and hardstanding.

This building is required to manage the growing numbers of cattle. It will reduce the need to have cows with calves in big groups indoors in existing sheds, and calving pens will allow more time for the cow and its calf to bond before moving them on. The new building will also provide loose housing accommodation following the calving period for cattle.

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 G L & S C Watkins.