DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS STATEMENT

PLANNING APPLICATION FOR AGRICULTURAL DEVELOPMENT

ON BEHALF OF
T M Allen

LOCATION
Four Meadows Farm
Foxt
Staffordshire

PROPOSED DEVELOPMENT
Erection of Agricultural Livestock Building

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CONTENTS **PAGE**

1.0	**INTRODUCTION**	**1**
2.0	**USES**	**1**
3.0	**DESIGN – SITE ASSESSMENT**	**1**
4.0	**DESIGN – SIZE**	**1**
5.0	**DESIGN – APPEARANCE**	**2**
6.0	**DESIGN – USE**	**2**
7.0	**ACCESS**	**2**
8.0	**DEVELOPMENT PROPOSAL/ AGRICULTURAL JUSTIFICATION**	**3**

1.0 INTRODUCTION

1.1 This document is in support of a full planning application for a portal frame agricultural building which is located at Four Meadows Farm, Foxt, Staffordshire.

1.2 The proposed building is a new agricultural livestock building, which will be used for livestock housing. The farm currently has a portal frame building and the new building will be of the same design and join onto it.

2.0 USES

2.1 The client has an established farming enterprise with stock numbers listed below:-

Sheep - 120 breeding ewes with lambs plus 40 shearlings.
Cattle – 20 dairy youngstock

2.2 The client has a well established agricultural business, which has been assisted greatly by having the opportunity to acquire land at Four Meadows Farm, Foxt. The client currently owns 21 acres at Four Meadow Farm, and farms the adjacent 27.7 acres, which he hopes to buy as soon as he is able. This gives a block of land extending to over 48 acres at Four Meadows Farm.

2.3 The applicant also has a further 25 acres in and around Foxt in a number of small parcels (which are rented from non-farmers). The applicant also has the use of other blocks of land which are used for fodder and sheep keep, but the principle base for the farming business is at Four Meadow Farm.

2.4 All the land is laid to grass and used for grazing or fodder.

3.0 DESIGN – SITE ASSESSMENT

3.1 As will be seen from the attached plans the proposed building is located at Four Meadows 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 building. The new building will essentially be a mirrored extension to the existing.

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 joined onto already existing farm building, which minimises the visual impact, costs and also ease of future management.

3.5 The proposed site has the benefit of natural landscape screening, which means it has a very minimum visual impact, which will be further reduced by screening.

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 75 ft long by 40 ft wide. The height to the eaves will be 14 ft from ground level with a standard agricultural pitch. The building will have a 5 ft canopy along the open side to reduce the amount of weather which gets into the building.

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, with approximately 20% sky lights, to minimise the need for artificial light.

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

5.4 The floor area of this building will be of an open plan type design to allow for flexible use, with cattle and sheep penning being erected as necessary.

6.0 DESIGN - USE

6.1 The proposed use of the new developments is purely agricultural and will be for the housing of livestock. Currently, there is not enough sufficient room on the holding to house the expanding numbers of livestock. The building will enable the business to have a single base, within its substantial block of land around Four Meadows Farm.

6.2 The building will 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. The housing of livestock also prevents poaching off the land and maintain the grass sword.

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 husbandry and protection from weather which is needed for the livestock. The building is positioned to minimise any visual impact and take advantage of existing access.

This building is required to manage the land and the growing numbers of livestock. It will reduce the need to out winter livestock 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.

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