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Design & Access Statement

Proposal: Agricultural building to house livestock
Site Reference: W & J & D W Brassington, Youngs Green Farm, Little Green Head, Kingsley Moor, Stoke On Trent. ST10 2EL

Character appraisal
This holding is located north west of Kingsley Moor in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to 85 acres in total with 3 acres being located at Youngs Green Farm. This farmland is currently used to rear pigs and to produce fodder. The field boundaries in this area comprise of hedgerow.

Amount of development
The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 418.06m². The floor area of this building will be of an open plan type design and livestock will be loose-housed.

This proposal will assist the farm to be economically viable.

Use of proposed building
As a result of the applicants expanding business he requires this building to house and feed pigs. These livestock will be loose housed on a slatted floor.

There is not sufficient enough room in the existing buildings 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 facilities available.

This building will accommodate the required stocking densities and ventilation and also allow for a well-drained, dry lying area. All animals will have access to an adequate supply of clean drinking water at all times. This building will ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

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

The Welfare of Farmed Animals (England) Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 13, states that:

- air circulation, dust levels, temperature, relative humidity and gas concentrations shall be kept within limits which are not harmful to the animal

All new buildings should be designed with the animals' comfort in mind, and with the aim of preventing respiratory diseases. The buildings should provide enough ventilation throughout the year for the type, size and number of stock to be housed in them.

FABBL requirements state that the minimum unobstructed floor area available to each weaner or rearing pig reared in a group shall be at least 0.15m² for pigs up to 10kg, 0.20m² for pigs up to 20kg, 0.30m² for pigs up to 30kg, 0.40m² for pigs up to 50kg, 0.55m² for pigs up to 85kg, 0.65m² for pigs up to 110kg and 1.00m² for pigs over 110kg.

Siting
This proposed steel framed building is sited north west of the existing building as shown on drawing No. 1296-001.

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

Scale
The applicant wishes to erect a steel framed agricultural building 27.432m long x 15.240m wide x 2.438 high to eaves level.

With an area of the same size under the slatted floor below ground 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. 1296-003 this building will incorporate a Natural coloured fibre cement sheeted roof. All roof joints will be made good with matching barge board.

Vertical cladding along both side elevations and both gables to be stone effect insulated steel sheeting.

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.

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.

The design of this building is specific for the wellbeing of the animals kept therein.

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 Broad Oak Lane, off Leek Road, Kingsley Moor.

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