A&H STRUCTURES LTD
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Local Requirements

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

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
37/022/0274

Size of holding
This holding extends to 85 acres in total with 3 acres being located at Youngs Green Farm. This acreage is owned by the applicant.

This farmland is used to rear pigs and to produce fodder.

Animals kept at the site
The applicant currently farms approximately 275 breeding sows, 800 weaners, 1000 growers and 900 finishers.

Existing buildings on the holding
The existing agricultural buildings at Youngs Green Farm are used to house pigs and to store fodder and implements required to manage the holding.

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.

Additional rented buildings/land
The applicant does not currently rent any additional buildings or land.

Proposed size of building
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.

The floor area created by this development will be 418.06m².

Proposed use of 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.

Employment at the site
The applicant currently employs one person full time and two people part time on the holding.

Agricultural Workers Dwellings Appraisal
Not Applicable

Archaeological Report
Not Applicable

Biodiversity Survey & Report
Not Required

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