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DESIGN AND ACCESS STATEMENT

FOR

PROPOSED AGRICULTURAL BUILDING

AT

MEADOW VIEW BARN

RECTORY LANE

HOLLINGTON

STOKE-ON-TRENT

ST10 4HH

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Introduction

Meadow View Barn is located on New Close Farm which is a mixed beef and sheep farm, Holding numbers 37/018/0056 and 37/018/0222, of some 68.8 hectares/170 acres or thereabouts, of which 52.6 hectares/130 acres is owned freehold and the remainder has been rented for some years. Other land is rented short term on an 'as and when required' basis. On a typical day there are 175 no young/beef stock, 420 no sheep and lambs and 7 no stock rams. The numbers of stock are being built up to expand both parts of the herd. The Applicant is also involved in contracting work although this is becoming less and less significant as the livestock numbers grow.

The useable livestock housing across the holdings extends to 1,261.2 sq m/13,575 sq ft and is currently fully utilized. There are no other buildings either on the farmholdings or close by available to the Applicant to rent or buy By reference to ***The Agricultural Budgeting & Costing Book, 88th Edition – May 2019***, there is a total requirement for buildings for the current operation of 1,854.5 sq m/19,960 sq ft: There is, therefore, a shortfall in accommodation of 593.3 sq m/6, 385 sq ft sq ft across the holdings.

Following discussions with his professional advisers, it is considered that there is an immediate requirement for a small building for the sheep operation of around 167.2 sq m/1,800 sq ft. The possibility of locating this building close to the existing main farm buildings but this has proved to be all but impossible due to the exclusion zone around a main sewer pipe which runs across the farm from The Bungalow and immediately south of the existing farm buildings. The

effective 12m embargo area (as advised by Severn Trent) would have meant having a relatively isolated building well out into OS field 9452 with a significant impact on the open countryside.

It is, therefore, proposed to locate this building, which will be used for fodder, feedstuffs and secure storage purposes, sharing its access from Rectory Lane with Meadow Farm Barn but on the opposite side of the small field to the the public footpath which runs from Hollington to Stramshall. This location will have minimal impact on the open countryside and will benefit landscaping-wise from the exiting mature trees and hedges. It will be out of direct view from Meadow Farm Barn and, from an operational point of view, it will be close to an existing building which provides security at a time of rising rural crime and will take a relatively small area of a very small field which has restricted agricultural uses due to its size. Indeed, the remainder of the field makes an ideal nursery/isolation area for individual or small numbers of animals. Operationally, therefore, this is the optimum location.

In discussions with SMDC Officers, the question of the Class Q building – Meadow Farm Barn – was raised. That building, the principal part of which is stone built, has a floor area somewhat less than the proposed building and is of lesser dimensions rendering it unsuitable for modern day agricultural uses. This was successfully argued at the time of the 2015 notification, some 4 years ago. The farm profile has changed somewhat since 2015 not least in the fact that there is now a greater number of livestock.

Assessment of the suitability of the application site

The benefits of the location of the proposed building are set out above and the site is level and is close to a main field access. Its location is operationally sensible.

Evaluation of the existing buildings on the application site

As already indicated above, all of the existing buildings are fully utilized and it is proposed to place the new building in the optimum position for one of the farm's main operations.

Design considerations for the existing buildings

The building will be of modern day 'standard' agricultural building design and be similar in appearance to the existing agricultural buildings in the area.

Services

Basic enquiries have been made of utility service providers and the proposal does not impact on any existing arrangements.

Landscaping and the Environment Agency

The Application site already benefits from mature landscaping.

The property is not within a designated flood risk area and the Applicants are not aware of any other requirements of the Environment Agency (EA) or other Statutory bodies.

Access, highways, parking and circulation requirements

The existing access from Rectory Lane is adequate for Meadow View Barn and the proposed building. There will be no traffic conflict and all vehicles will be able to enter and leave site in a forward direction, therefore meeting the requirements of Staffordshire County Highways. An area in front of the building will be fenced off to allow for vehicle manoeuvring.

Other matters

The Applicants are not aware of any Statutory body or other matters that are required to accompany this application.