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Local Requirements

Proposal: Agricultural building to store fodder and straw
Site Reference: C W Pearce & Partners, Manor Farm, Uttoxeter Road, Draycott in the Moors, ST11 9AQ

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
37/026/0028

Size of holding
The applicant currently farms 240 acres in total of which 130 acres are owned by the applicant. This figure includes existing agricultural buildings and yard area.

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

60 acres of the land is used to produce corn for use as fodder on the holding.

Animals kept at the site
The applicant currently farms approximately 100 head of dairy cattle and 110 youngstock.

Existing buildings on the holding
The existing agricultural buildings at Manor Farm are used to house loose-housed cattle and to store fodder and implements required to manage the holding.

Additional rented buildings/land
The applicant currently rents 110 acres of farmland.

The applicant does not currently rent any additional buildings.

Proposed size of building
The applicant wishes to erect a steel framed agricultural building 16.450m long x 24.383m wide (comprising of a 17.678m wide span building and a 6.705m wide leanto building) x 5.334m to higher eaves level.

The floor area created by this development will be 401.34m².

Proposed use of building
As a result of the applicants expanding business he requires this building to store fodder and straw.

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 storage facilities available.

This building will be used to store Heston bales of hay and straw and corn. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

This building will accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Employment at the site
The applicant currently runs the holding himself and does not employ anyone 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