DESIGN AND ACCESS STATEMENT

In respect of a

PLANNING APPLICATION FOR AGRICULTURAL DEVELOPMENT

Comprising a Proposed Multi-Purpose Agricultural Building with Access Track.

On Land
off Froghall Road,
Ipstones,
Stoke-on-Trent,
Staffs.
ST10 2NA

For

Mr. C. Simcock

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1.0 INTRODUCTION

1.1 This document is in support of a full planning application for a portal frame agricultural building which is located on land off Froghall Roade, Ipstones, Stoke-on-Trent, Staffordshire. ST10 2NA

1.2 The proposed building is a new agricultural building, which will be used for livestock housing, fodder and farm machinery storage.

2.0 USES

2.1 The Client has an Agricultural Holding on this land the NG Field Nr is SK 0248 2080

2.2 The building is required to house approximately 40 Sheep and lambs, Fodder and also farm machinery.

2.3 All the land is laid to grass and used for grazing.

2.4 The proposed use of the building is purely agricultural and will be for the housing of sheep, fodder and farm machinery. Currently there is no accommodation on the land.

2.5 The building will help to improve the livestock's health and welfare, being housed in the building and not being outside in bad weather conditions. This will also prevent lambs being susceptible to hypothermia in bad weather conditions. Defra regulations state that animals are not meant to poach the ground, therefore, housing for animals is essential.

2.6 It is the Client's intention in the near future to rent an additional 1.60 Hectares (4 Acres) of grazing land in close proximity to the site.

3.0 DESIGN

3.1 As will be seen from the plan, the building will be located approximately 100 metres away from the B5053 road between Ipstones & Froghall, and approximately 1 kilometre south of Ipstones village centre.

3.2 The Client has carried out his own assessment and sited the building at a significant distance from the carriageway, so as not to cause any significant disturbance to the existing environment.

3.3 The building will be of portal framed construction. The building will be approximately 14.35 metres long, 9.75 metres wide, and 3.85 metres to the eaves with a 20-degree roof pitch.

3.4 The walls will be of prestressed concrete panels to a height of 1 metre with green colour coated profiled sheeting above these to the roof levels. The roof will be of factory coated coloured fibre cement sheeting with translucent sheeting as shown on the plan. Along each side of the building will be box colour coated steel PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe. The west gable elevation will incorporate a pair of sliding doors to suit an opening 4100mm wide x 3000mm high. Doors to be steel framed and cladded externally in sheeting to match wall sheeting. We feel these materials will blend into the existing landscape without having an adverse effect.

3.5 The floor will be of an open plan type design to allow for flexible use with sheep penning as necessary.

3.6 The applicant is happy to carry out any landscaping scheme specified by the Planning Authority 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.

4.0 ACCESS

4.1 No additional access onto the B5053 is proposed as the existing access will be used.

4.2 It is considered that any consultation with the highway authority will not be necessary.

4.3 The building will be accessed from a new stoned track from the existing access to the building.

5.0 JUSTIFICATION

5.1 This report demonstrates the clear need for the proposed building. It provides effective husbandry and protection from the weather which is necessary. The building is positioned to minimise any visual impact.