Design and Access Statement

Proposed Agricultural Building:

Sneyd Arms Farm, Basford Green, Leek, Staffordshire. ST13 7ER

28 March 2020

1. Introduction

This application is for a new agricultural building to provide a covered area for use as a lambing and kidding shed, winter sheep and goat shelter, storage of animal feed, hay and straw, as well as other associated livestock husbandry materials and equipment.

Note that this statement is to be read in conjunction with the planning application for an agricultural shed at Sneyd Arms Farm, Basford Green, Leek, Staffordshire. ST13 7ER (ref PP-08619907) including drawing numbers: -

- drawing 00796-001A 1-1250 1-500 A1.pdf
- drawing 00796-002A 1-100 A1.pdf

2. Background

The current owners of Sneyd Arms Farm acquired the property in November 2016. The farm has 7 acres of land and the only agricultural building is a tiny stone-built field shelter (see below).

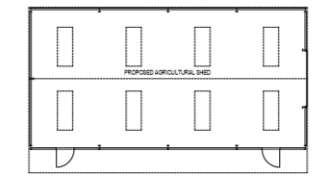


The owners currently have 5 rare breed sheep that are in lamb, as well as 2 pygmy goats but are constrained from extending their flock due to the lack of covered area / shelter / storage for the animals. Last year they lambed their small flock but it was a struggle with no shelter, hence having to lamb late in warmer conditions when risks such as fly strike and infection are greatly increased. Their intention is to extend their flock on their own land and as agreed in principle with surrounding landowners, rent or buy further land to grow their flock further as a main source of income for their family. The lack of livestock facilities is preventing them generating a sustainable source of income from their land.

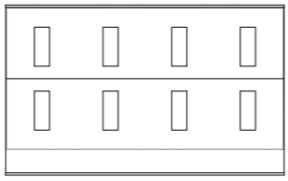
The holding number for Sneyd Arms Farm is 37/065/0449 and the owners' flock number is 179211.

3. Building Design

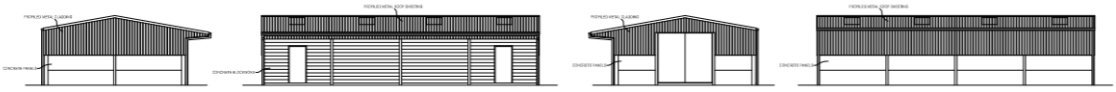
The proposal is to construct a standard 60’ x 30’ steel portal frame agricultural shed on the owners’ own land to provide shelter and storage in order for the owners to grow their flock and generate a sustainable source of income. This will be a standard 4 bays long and 2 bays wide agricultural shed. The building will also have a 5’ overhang on the eastern elevation for doorway and livestock shelter. The total internal floor space of the building will be 1,800 sq.ft (167 sq.m). The height of the building will be 12’ to the eaves with a roof pitch of 10 degrees.



PROPOSED FLOOR PLAN 1:100



PROPOSED ROOF PLAN 1:100



PROPOSED SOUTH ELEVATION 1:100 PROPOSED EAST ELEVATION 1:100 PROPOSED NORTH ELEVATION 1:100 PROPOSED WEST ELEVATION 1:100

Albeit this proposal is for a smaller building, the design is very similar to the shed on the neighbouring property, Breeze House (see below photo), which is about 40m to the north east of the site in order to remain in-keeping with the existing local context.



The eastern elevation wall will be concrete block from floor to eaves with a stable door in the centre of each of the end bays. The southern east elevation door will mainly be used by livestock with direct access to the adjacent field. The northern door on the east elevation will mainly be used as main means of access for the owners (to save keeping the main north elevation door open) as well as occasional use for livestock being moved from the other fields.

The remaining elevation walls will have 2 no. concrete panels per bay to a height of 6' 6", above which will be box profile steel cladding in moorland green colour to blend into the landscape and to match the shed at Breeze House. The north elevation wall will have a 12' wide by 11' high main door opening, which will be closed off with a pair of metal clad sliding doors, centre to the northern gable wall.

The roof will also be clad in box profile metal sheeting, again in moorland green colour. Each bay will have a Perspex roof light on each side of the roof - 8 no in total.

Cold rolled steel guttering will be installed on the eastern elevation and the rainwater will be directed to the ditch at the southern end of the building. There will be no need to install guttering to the western elevation as there is a ditch on this side.

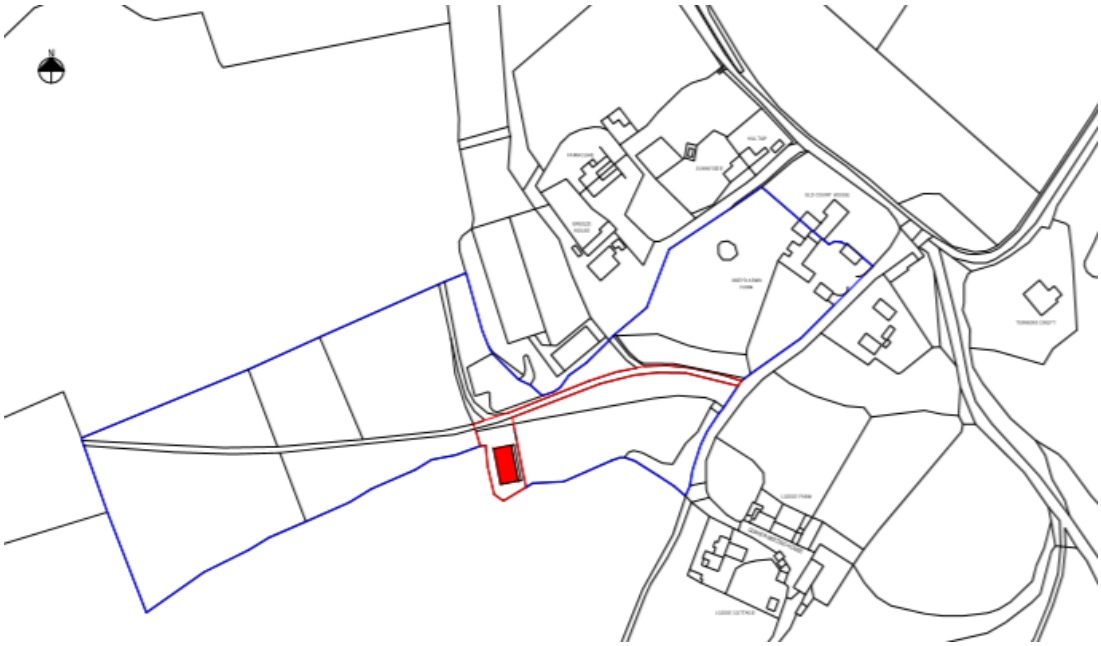
An outside light will be required over the northern gable end door and then of course internal lighting will be required especially during the winter and lambing season.

The internal floor will be power floated concrete.

Externally the access to the building will be well compacted type 2 Mot.

4. Location and Access

The building will be located in the corner of the field (fairly central to the owners' own land, (see below site photograph), which historically has been used for composting and depositing rubble etc and overgrown. Most of this has been cleared now by the current owners.





Access to the building will be along the existing farm track (to the north of the application site), which runs east to west through the owners' own land from Basford Green Road. The farm track is stoned up, well maintained and forms the main means of access to the owners' own land, as well as providing infrequent access to 2 of the adjacent landowners.

The building will be naturally screened from most directions due to the adjacent native high hedgerows (predominately holly) and surrounding tree and shrubs, which minimise any visual impact. The only highway, Basford Green Road is approximately 120m to the west of the site and again given the surrounding trees and vegetation as well as its landscape blending design and colour, it will pretty much be concealed from the road (see below photograph taken from the road looking towards the site).

