DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS STATEMENT

PLANNING APPLICATION FOR AGRICULTURAL DEVELOPMENT

ON BEHALF OF
Woodward Partners

LOCATION
Greentree Farm
Green Lane
Rudyard
Nr Leek
Staffordshire
ST13 8PN

PROPOSED DEVELOPMENT
Livestock Building

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1.0 INTRODUCTION

1.1 This document is in support of a full planning application for a new livestock building which is located at Greentree Farm, Green Lane, Rudyard, Nr Leek, ST13 8PN. The farm is owned by the applicant and family.

1.2 The proposed building is a new livestock building to increase the livestock housing space on the farm and improve animal welfare. The building is adjacent to an existing building on the farm.

2.0 USES

2.1 The client has a well established dairy farm which includes;

225 Dairy Cows
70 Dairy Youngstock Replacements
20 - 30 Beef Calves (At any one time)

2.2 The clients farming operation extends to a total of approximately 260 acres which is situated around the main yard at Greentree Farm, Rudyard and Bradshaw Farm, Dunwood Lane, Longsdon (both family owned). In addition to this they also have various other parcels of mowing land on a seasonal basis to 'top-up' their silage supply.

2.3 The land is mainly laid to grass with the vast majority being permanent pasture.

3.0 DESIGN – SITE ASSESSMENT

3.1 The client has carried out an assessment of the farmstead and has concluded that the proposed site is the most suitable for the new development without causing significant damage and disturbance to the surrounding environment and landscape, and without causing significant disturbance to the existing farming operations.

3.2 The location of the proposed building has been carefully sited, allowing for the development to be in-keeping with the already existing farm buildings.

The selected site has been chosen to minimise the expansion of the farmstead as much as possible. It is important to the client to minimise the loss of valuable grass growing land, to minimise the loss of valuable feed stuffs produced on the farm, and also the loss of productive grazing ground.

3.3 As will be seen from the attached plans the proposed building will be located adjacent and opposite to the already existing farm buildings, as well as incorporating an existing yard area. The position of the building is entirely screened by the landscape and existing farm buildings.

4.0 DESIGN – SIZE

4.1 As can be seen from the attached plans, the proposed livestock building with be of portal framed construction and will be adjacent to an existing livestock building. The building will be 48ft wide by 90ft long. The height to the eaves will be 15ft from ground level with a standard agricultural pitch.

4.2 The height of the proposed building has been designed to be in keeping with the already existing farm buildings at Greentree Farm.

5.0 DESIGN – APPEARANCE

5.1 The proposed building will be of portal framed construction.

5.2 The roof will be constructed from cement fibre and 20 % sky lights. It is proposed that will be finished in a natural colour, which considers the interest of the wider visual impact of the building on the surrounding environment and character of the landscape.

6.0 DESIGN - USE

6.1 The proposed use of the new developments is purely agricultural and will be for the housing of livestock.

6.2 The building will be predominantly used to house dairy cattle as the client is looking to increase stock numbers but keep and maintain a high standard of welfare.

6.3 The building will accommodate the required stocking densities and ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for the farm business within the ever increasing demands for improved welfare.

7.0 ACCESS

7.1 It is not considered that any additional access will be required to the main road as the existing farm yard access will be suitable.

7.2 It is therefore not considered that any further consultation with the highway authority is necessary.

8.0 DEVELOPMENT PROPOSAL/AGRICULTURAL JUSTIFICATION

8.1 The application for the new livestock building at Greentree Farm, Rudyard has been submitted to help improve animal welfare and husbandry on the farm, as mentioned and discussed in this statement. This building is required to manage the land and the large, growing numbers of livestock.

It will also reduce the need to out winter cattle for a longer period of time, and therefore it will reduce the amount of damage to the land through poaching along with the higher standard of welfare for the livestock.