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Design & Access Statement

Proposal: Agricultural building to house & feed livestock
Site Reference: PIR Sales, Upper Foker Farm, Leekfirth, Leek, ST13 8SQ

Character appraisal

This holding is located north of Leek in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 270 acres. This farmland is to be used to rear cattle and to produce fodder.

Amount of development

The applicant wishes to erect a steel framed agricultural building to house and feed livestock. The floor area created by this development will be 438.96m².

The floor area of this building will be split into 2 No. rows of cubicles, 1 No. scrape passage and 1 No. feed area as shown on drawing No. 1398-004.

This proposal will assist the farm to be economically viable.

Use of proposed building

As a result of the applicants expanding business he requires this building to house and feed cattle.

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 housing and storage facilities available.

The Welfare of Farmed Animals (England) Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 13, states that:

- air circulation, dust levels, temperature, relative humidity and gas concentrations shall be kept within limits which are not harmful to the animal

All new buildings should be designed with the animals' comfort in mind, and with the aim of preventing respiratory diseases. The buildings should provide enough ventilation throughout the year for the type, size and number of stock to be housed in them.

This building will accommodate the required stocking densities and ventilation and also allow for a well-drained, dry lying area. All animals will have access to an adequate supply of clean drinking water at all times.

The design of a dairy unit is a complex equation, bringing together the needs of cow and work-force to attain efficiency and output. The dairy unit should provide an environment easy to manage and give facilities to aid the management.

Stress and discomfort will lead to a reduction in the productivity of the cow and adversely affect the potential return. Advances in breeding are all too often over-ridden by poor housing and therefore full potential is rarely achieved.

Research has indicated that simulating natural cow behaviour in the building as close to that outside in the field will maximise production. Cows often ruminate while lying down and lie for 12-13 hours per day. Thus, it is essential to encourage the cow to lie down and this can only be achieved if the cow is comfortable.

Space-sharing cubicle design prevents damage to the cow and allows her to lie clean and undisturbed in comfort. Forward and side-lunging space must be provided to assist the cow to rise naturally. The existing standards set by BS5502 do not reflect the current advice for 1.15m x 2.7m cubicles.

The feed barrier will be constructed to allow free and easy access to the food and prevent cow aggression and injury. Individual feeding space of 700mm per cow will be provided to aid grouping and management. The cow will be capable of demonstrating a natural grazing stance. This building will allow the cattle to gain 24 hour access to food.

This building will ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

Siting
As indicated on drawing No. 1398-002 this building will be sited south of the existing buildings. This is for ease of the farming process.

We feel this building has been positioned in the most practical location.

Scale
The applicant wishes to erect a steel framed agricultural building 32.004m long x 13.716m wide plus a 2.286m wide weather canopy x 4.658m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site.

Climate Change Mitigation
This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. A soakaway around or underneath the building will be used to make a low environmental-impact way of dealing with

surface water and rainwater unless otherwise specified. Any lighting within the building should it be required will be low wattage LED's.

Landscaping
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.

Appearance
As indicated on drawing No. 1398-003 this building will incorporate a natural coloured fibre cement sheeted roof, incorporating GRP roof lights.

Vertical cladding down 2.820m below eaves level to be treated Yorkshire boarding to the south west side elevation and both gables (except for the door openings). All roof and vertical joints will be made good with matching barge board.

Below cladding to be pre-stressed concrete panels.

The north east side elevation will incorporate an open feed fence barrier.

Each gable will incorporate 2 No. gated doorways to facilitate the scrape passageways and the feed passages, as shown on drawing No. 1398-003 and 1398-004.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe.

We feel these materials will blend into the existing landscape without having an adverse effect.

This building has been designed in accordance with B.S. 5502.

The design of this building is specific for the wellbeing of the animals kept therein.

Access

Access to the building will be from existing vehicular roadways to and around the holding with a hardstanding area in front of the building for fodder. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from a track at the junction of Highup Road, Meerbrook Road and Abbey Green Road, Leek.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.