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Local Requirements

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

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
37/067/0022

Size of holding
The applicant currently farms 270 acres in total of which 200 acres are owned by the applicant.

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

Animals kept at the site
The applicant currently farms approximately 120 head of dairy cattle plus approximately 80 followers.

Existing buildings on the holding
The existing buildings on the holding are used as a dairy and to house livestock and to store fodder and implements required to manage the holding.

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.

Additional rented buildings/land
The applicant currently rents 70 acres of farmland.

The applicant does not currently rent any buildings.

Proposed size of building
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.

The floor area created by this development will be 438.96m².

Proposed use of 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.

Employment at the site
The applicants currently run the holding themselves and do not employ anyone on the holding.

Agricultural Workers Dwellings Appraisal
Not Applicable

Archaeological Report
Not Applicable

Biodiversity Survey & Report
Not Applicable

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