DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS STATEMENT

PLANNING APPLICATION FOR AGRICULTURAL DEVELOPMENT

ON BEHALF OF

Arnie Agnew

LOCATION

Hot Lane Farm
Hot Lane
Biddulph Moor
Stoke on Trent
ST8 7HP

PROPOSED DEVELOPMENT

Agricultural building used for storing fodder and the housing of livestock during the harshest parts of winter.

Prepared By
Graham Watkins & Co.
57 Derby Street
Leek
Staffordshire
ST13 6HU
Tel: 01538 373308
Fax: 01538 399653

CONTENTS **PAGE**

1.0 INTRODUCTION

2.0 USES

3.0 DESIGN – SITE ASSESSMENT

4.0 DESIGN – SIZE

5.0 DESIGN – APPEARANCE

6.0 DESIGN – USE

7.0 ACCESS

8.0 DEVELOPMENT PROPOSAL/ AGRICULTURAL JUSTIFICATION

1.0 INTRODUCTION

1.1 This document is in support of a full planning application for a new fodder storage building which is located at Hot Lane Farm, Hot Lane, Biddulph Moor, Stoke on Trent ST8 7HP. The farm is owned by the applicant and family.

1.2 The proposed building is a new is a new portal frame fodder storage building. The building will allow storage of fodder reducing the need to travel multiple times a week, several miles to fetch fodder onto the holding. The building will also be used in the harshest parts of the winter months to house the livestock on the farm and improve animal welfare.

2.0 USES

2.1 The client owns 8.2 acres or thereabouts. The land is used for a mix of Horses, Goats, and sheep.

2.2 The land is grassland being permanent pasture.

2.3 The purpose of the building is to store fodder for use on the holding. There are currently no fodder storage facilities on the holding, which means that multiple trips a week need to be made to bring fodder onto the holding. The new building will remove the need for this as adequate storage will be provided on site.

2.4 The building will also be used to house sheep and goats during the harshest parts of the winter months, providing a vital area of shelter for the goats and sheep during the harshest times in winter improving animal welfare.

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 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 buildings.

3.3 As will be seen from the attached plans the proposed building will be located adjacent and opposite to the already existing buildings, as well as incorporating an existing yard area. The position of the building allows minimum visual impact from neighbouring property and the highway.

4.0 DESIGN – SIZE

4.1 As can be seen from the attached plans, the proposed building will be of portal framed design and will be adjacent to an existing building. The building will be 22 ft wide by 46 ft in length. The height to the eaves will be 12.5ft from ground level with a standard agricultural pitch.

4.2 The building has been sized so it can provide adequate storage for the fodder requirements of the holding over the winter months.

5.0 DESIGN – APPEARANCE

5.1 The proposed building will be of portal framed construction. The Building will have Yorkshire style boarding on the outer shell.

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 used for the purposes of storing fodder, and housing sheep and goats in the harshest parts of winter.

7.0 ACCESS

7.1 It is not considered that any additional access will be required to the main road as the existing farmyard 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 fodder storage building at Hot Lane Farm, Hot Lane, Biddulph Moor, ST8 7HP has been submitted to allow the erection of a modest fodder storage shed on the holding. The shed has been designed to store an adequate amount of fodder to keep the livestock on the holding fed during the winter months. The building will provide a vital area for the livestock to shelter during the harsher winter times and improving animal welfare. The development will reduce the need for the client to travel several miles multiple times a week in order to collect fodder for the livestock on the holding. This will help reduce the carbon footprint of the holding.