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Local Requirements

Proposal: Replacement agricultural building to house livestock and to store fodder & implements
Site Reference: Mr M J Jones, Ward Hill Farm, Caverswall Common, Stoke on Trent, ST11 9EX

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
37/272/0135

Size of holding
The applicant currently farms approximately 10 ½ acres in total of which all is owned by the applicant. This figure includes existing agricultural buildings and yard area.

This farmland is used to rear sheep.

Animals kept at the site
The applicant currently farms approximately 20 ewes plus followers.

Existing buildings on the holding
The existing agricultural buildings at Ward Hill Farm are used as storage.

The existing building to be replaced is impractical for farming use and is beyond economical repair.

Additional rented buildings/land
The applicant does not currently rent any additional land or buildings.

Proposed size of building
The applicant wishes to replace an existing building with an approximate floor area of 162.23m² with a steel framed agricultural building being 18.288m long x 18.288m wide x 3.658m high to eaves (floor area: 334.45m²).

The additional floor area created by this development will be 172.22m², this is to suit the modern day farming practice and equipment and allow for the growing number of livestock on the holding.

Proposed use of building
The existing building to be replaced is impractical for use and is beyond economical repair.

There is not sufficient enough room in the existing buildings to house the ever increasing stock levels and to store the fodder and implements required to manage the holding.

Due to the state of the existing building to be replaced and as a result of there being insufficient room in the existing buildings the applicant is fully aware of the inadequate housing and storage facilities available.

This proposed replacement building will be used to lamb sheep. These sheep and lambs will be loose housed on a solid floor. This building will also be used to store fodder and implements.

This building will accommodate the required stocking densities and storage space and ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Shelter should be provided for sheep especially in cold, wet, windy weather, at lambing and after shearing. Very young lambs are particularly susceptible to hypothermia in cold wet weather.

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

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.

FABBL requirements state that the space allowance for loose-housed sheep on a solid floor during pregnancy is a minimum of 1.2m² - 1.4m² and 2.0m² - 2.2m² after lambing with lambs at foot up to six weeks of age.

Deep litter bedding will be used on the solid floor; this bedding will then be spread back on the applicants land.

Where possible, pregnant ewes should be kept in groups of less than 50 to allow for better individual recognition and attention at lambing time.

This building will also be used to store Heston bales of hay. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

In addition to the above this building will also be used to store implements in which are currently left outside exposed to the elements. This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include a tractor, trailer and general

agricultural equipment required to run the holding. This building will provide a secure storage area and enable the equipment to be kept out of view.

Agricultural Workers Dwellings Appraisal
Not Applicable

Archaeological Report
Not Applicable

Biodiversity Survey & Report
Please find attached completed protected species form

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