DESIGN AND ACCESS STATEMENT

AND AGRICULTURAL DEVELOPMENTS STATEMENT

PLANNING APPLICATION FOR AGRICULTURAL DEVELOPMENT

ON BEHALF OF

J and R Maydew

LOCATION

Knowle Bank Farm

Consall Lane

Wetley Rocks

Stoke on trent

Staffordshire

ST9 0AD

PROPOSED DEVELOPMENT

Silage Storage Bunker

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1.0 INTRODUCTION

1.1 This document is in support of a full planning application for a new silage storage bunker

which is located at Knowle Bank Farm, Consall Wetley Rocks Stoke on Trent, ST9 0AD. The farm is owned by the applicant and family.

1.2 The proposed silage storage bunker is a new structure to increase the chopped silage storage space on the farm and improve efficiency. The bunker is adjacent to an existing building on the farm.

2.0 USES

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

116 Dairy Cows

60 Dairy Youngstock Replacements

2.2 The clients farming operation extends to a total of approximately 220 acres which is situated around the main yard at Knowle bank farm,consall and upper Farm, consall (both family owned). In addition to this they also have various other parcels of mowing land on a seasonal basis to increase 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 bunker 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.

4.0 DESIGN – SIZE

4.1 As can be seen from the attached plans, the proposed storage bunker with be of Concrete and steel framed construction and will be adjacent to an existing building. The building will be 22 meters wide by 24 meters long. The height to the top wall will be 3 meters from ground level.

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

5.0 DESIGN – APPEARANCE

5.1 The proposed building will be of steel frame and concrete construction.

5.2 The wall height will be no more than an adjacent building 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 bunker is purely agricultural and will be for the Storage of silage.

6.2 The silage will be used to feed dairy cows as the client is looking to increase efficiency but keep and maintain a high standard of welfare.

6.3 The bunker will accommodate the required amount of silage and ensure good farm/stock management with easily maintained clean 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 bunker at Knowle bank farm , consall 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 numbers of livestock.

It will also reduce the need to buy in silage bales and therefore it will reduce the amount of plastic bale wrap used and lower the carbon footprint of the farm and help keep the higher standard of welfare for the livestock.