

DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS STATEMENT

PLANNING APPLICATION FOR AGRICULTURAL
DEVELOPMENT

ON BEHALF OF

Mr Greatbatch

LOCATION

Rock Tenement Farm
Folly Lane
Wetley Rocks
Staffordshire
ST9 0BB

PROPOSED DEVELOPMENT

Livestock Building

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 livestock building which is located at Rock Tenement Farm, Folly Lane, Wetley Rocks, Staffordshire, ST9 0BB. The farm is owned by the applicant and family.
- 1.2 The proposed building is a new livestock building to increase the livestock housing space on the farm and improve animal welfare. The building is adjacent to an existing building on the farm.

2.0 USES

- 2.1 The client has a livestock farm which includes, the following stock.

Cattle – 55

- 2.2 The clients farming operation extends to a total of approximately 76 acres, with 6 acres owned by the applicant and 70 acres rented.
- 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 building has been carefully sited, allowing for the development to be in-keeping with the already existing farm buildings, as well as a tree planting scheme to help combat the visual impact caused to the properties on folly lane by the development.

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.

4.0 DESIGN – SIZE

- 4.1 As can be seen from the attached plans, the proposed livestock building will be of portal framed construction and will be adjacent to existing livestock buildings. The building will be 30ft wide by 45ft long. The height to the eaves will be 12ft from ground level with a standard agricultural roof pitch.
- 4.2 The height of the proposed building has been designed to be in keeping with the already existing farm buildings at Rock Tenement Farm.

5.0 DESIGN – APPEARANCE

- 5.1 The proposed building will be of portal framed construction. With concrete panels to 2m in height finished in a natural colour with Yorkshire boarding thereafter.
- 5.2 The roof will be constructed from cement fibre board 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.
- 5.3 Trees will be planted on the east side of the proposed development, these will help screen the proposed development from the view of the properties on Folly Lane.
- 5.4 A rainwater harvesting system will be incorporated whereby the rainwater running off the roof will be used to water the cattle.

6.0 DESIGN - USE

- 6.1 The proposed use of the new developments is purely agricultural and will be for the housing of livestock.
- 6.2 The building will accommodate the required stocking densities and ensure good farm/stock management with easily maintained clean and hygienic 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 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 livestock building at Rock Tenement Farm, has been submitted to help improve animal welfare and husbandry on the farm, as mentioned and discussed in this statement.

It will also reduce the need to out winter cattle for a longer period of time, and therefore it will reduce the amount of damage to the land through poaching along with the higher standard of welfare for the livestock.