DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS STATEMENT

PLANNING APPLICATION FOR AGRICULTURAL DEVELOPMENT

ON BEHALF OF
Frank Klucznik

LOCATION
White Chimneys
Bradshaw Lane
Ipstones Edge
Staffordshire
ST10 2LR

PROPOSED DEVELOPMENT
Livestock Building

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1.0 INTRODUCTION

1.1 This document is in support of a full planning application for a purpose-built livestock building at White Chimneys, Ipstones Edge, Staffordshire, ST10 2LR. The client has an established land holding extending to some 50 acres or thereabouts, and has recently invested in livestock to establish and develop the farming business at White Chimneys. The most important driver for this is that the client's daughter, Izzy, is a very keen young farmer, having gained experience at Leek Livestock Market, local agricultural shows, and also a number of local farms. Izzy wants to enter the farming industry on a full-time basis over the coming years and the proposed development will give a sound opportunity for the young entrant into the farming industry.

1.2 The business has recently made a significant investment with the purchase of 15 pedigree Hereford heifers which are ready to be put to the bull later this year, and calve next summer. It is intended that the breeding of pedigree cattle will be the principle activity on the farm, which will provide a viable income on the acreage available to the business. The business intends to calve 15-20 cows/heifers each year once established, resulting in around 40 heads of cattle at any one time (including calves and followers). Hereford cattle are a breed suited to the land and environment at Ipstones Edge, and also have a strong commercial value, with the breeding bulls being suited to both diary and suckler herds.

1.3 The farm now requires a dedicated livestock building which is fit for purpose. The building needs to provide housing for the cattle over winter to prevent the poaching of the land, and have suitable handling facilities to assist with difficult calvings and regular TB testing and veterinary inspections, which ensure the safety and welfare of both the livestock and handler. We believe that the proposed building achieves this being well ventilated and purpose built, housing the manure undercover to mitigate any environmental risk of contamination, and set back from the brow of the hill, to minimise visual impact from the southern side of the farm. The position also allows the buildings to be 'sat down' slightly from the adjacent buildings, further mitigating visual impact. Tree planting is also proposed to provide visual screening and shelter.

2.0 USES

2.1 The client farms around 50.11 acres of grassland of thereabouts based at White Chimneys, Ipstones. The grassland is permanent pasture.

Holding Number: 37/062/0268
Herd/Flock Number: UK174302

2.2 The client has a cattle and sheep enterprise. The total number of stock currently on the holding are as follows:

Sheep: 42 Head
Cattle: 15 Head

2.3 The use of the building is solely agricultural. This is demonstrated by the open fronted design of the building to allow ventilation and easy access for farm machinery, the specialist cattle handling system, the internal penning design and the manure storage facility.

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 development without causing significant damage and disturbance to the surrounding environment and landscape, and without causing significant disturbance to the existing farming operations, and minimise the loss of agricultural land.

3.2 The building is proposed to be at a right-angle to the existing fodder and machinery store. This is so that the building can be further set back from the 'brow' of the hill, and allow the topography of the land to screen the building to the south elevation, which is the most visible. The specific position also allows the building to be 'set down', allowing the overall height of the building to be less than the existing building.

3.3 The position will also make it easier for screening to be implemented which will further mitigate the visual impact.

4.0 DESIGN – SIZE

4.1 As can be seen from the attached plans, the proposed development will be of portal framed construction. The proposed development will 100ft in length by 45ft in width. 12ft to the eaves with a standard agricultural pitch.

5.0 DESIGN – APPEARANCE

5.1 The proposed development will be of portal framed construction.

5.2 The proposed building will have concrete panels to 2 meters in height with Yorkshire boarding thereafter.

5.3 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.

6.0 DESIGN - USE

6.1 The proposed use of the development is purely for the purposes of agriculture, as a livestock building for wintering and handling cattle and sheep. The proposed building will help provide a clean, purpose built and importantly a hygienic area for lambing and calving ensuring the best possible animal health and welfare is provided for the livestock.

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.

ANIMAL HEALTH AND WELFARE

8.1 The applicant has 15 pedigree Hereford breeding cattle producing one calf per year each. There is currently no purpose-built area to allow a safe and clean area for the heifers to calve safely. The proposed development allows a safe and spacious area for the heifers to calve, taking in consideration airflow, hygiene, and safe animal handling, which are essential to animal health and welfare and the health and safety of the farmer. https://ahdb.org.uk/knowledge-library/minimising-calving-difficulties-calf-care-after-calving.

8.2 Animal Health is particularly important for pedigree cattle. Firstly, due to the high value of the stock which is being farmed, any losses are financially significant. Secondly, pedigree cattle herds often need to establish high health status in order to sell their stock to other breeders. This is not possible without adequate housing and handling facilities.

8.3 During lambing time, a hygienic well-ventilated area is essential to provide safe environment for lambing. The purpose-built building allows for a spacious accessible area to monitor and ensure good animal husbandry can take place during lambing as any complications during lambing need to be addressed straight away to prevent health issues for ewe and lamb(s). https://www.vet-way.com/latest/lambing-best-hygiene-practice/.

9.0 CONCLUSION

9.1 The proposed building is essential for the viability of the farming enterprise at White Chimneys. The building will be the only dedicated and purpose built livestock building on the 50 acre holding. The positioning has been carefully considered to mitigate visual impact, whilst still meeting the needs of the livestock and the business.