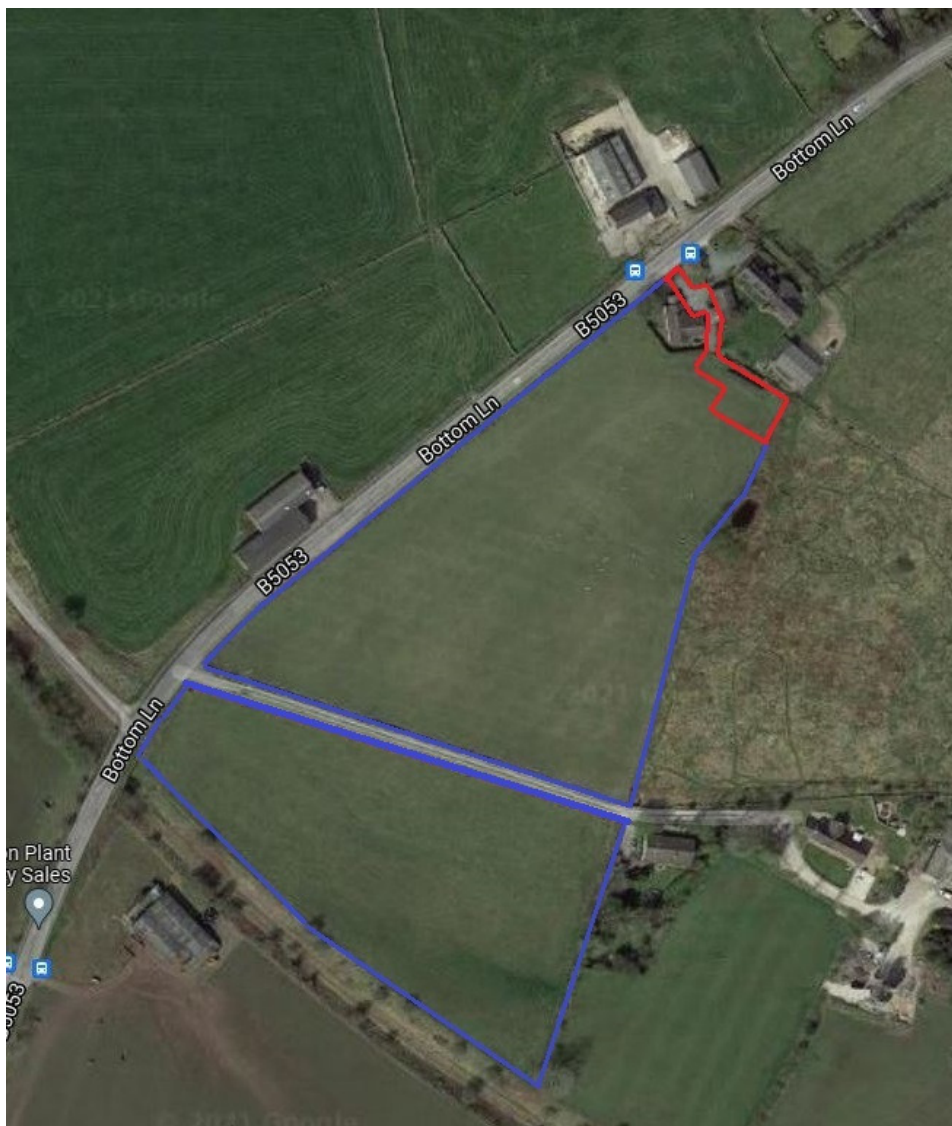


DESIGN & ACCESS STATEMENT

**PLANNING APPLICATION TO CONSTRUCT A NEW AGRICULTURAL BUILDING
ADJACENT TO BRADSTONES, LITTLE BLAKELOW FARM, BOTTOM LANE,
IPSTONES, ST10 2LN**



September 2021

DESIGN & ACCESS STATEMENT

Planning Application to construct a new Agricultural Building adjacent to Bradstones, Little Blakelow Farm, Bottom Lane, Ipstones, ST10 2LN

INTRODUCTION / CONTEXT

This design and access statement is to support the application to construct a new agricultural building behind Bradstones, Little Blakelow Farm.

A previous application (SMD/2020/0709) was refused on the grounds on insufficient need for the building. Since then the land has been let to an established local farmer who has recently begun renting the farmland, owned by the applicants, that surrounds the application site.



The occupants previously rented out the land on the opposite side of the road to local farmer, Philip Heath of Barnfields Farm, Bradnop. He now rents the land surrounding the proposed application site too and requires the sheltered space for feed and material storage year long, with the addition of animal shelter, especially important for winter months and lambing seasons. The applicant's holding number is 370620024 and the holding number of Philip Heath, who will now be managing the land is 370530266. He has a total of 400 sheep, 40 of which will be grazed on the pasture within the applicant's ownership surrounding the application site.

PROPOSAL

The land will support a sheep flock of 40 breeding ewes which will graze all year round with the use of some purchased fodder during winter months. Part of the applicants small holding includes facilities at Little Blakelow Farm Barns. This recently had application SMD/2020/0706 approved for an extension to an existing agricultural building for housing machinery used in farming activities.

The proposed building will be essential for the flock and farming material all year round, but it is essential in the winter months as the land becomes sodden, so a ventilated indoor space will provide better welfare for the flock for winter shelter.

The proposed agricultural building shall be used for the 40 ewes for shelter during lambing periods, and times when the vet needs to administer meds, worming/parasite control, foot care, shearing and other general health checks

Annual ewe mortality in flocks in the UK is quoted between 5 to 7 per cent with an estimated 70 per cent occurring during late pregnancy and associated with dystocia (lambing difficulties). It is an offence to cause, or to allow, unnecessary pain or unnecessary distress by leaving a sheep to suffer. Having the lambing shed local to the household shall mean that the applicants are within sight and sound of the ewes and can make contact with Mr Heath to visit to assist, or as experienced farmers, they can also aid a distressed ewes giving birth or a difficult labour

Defra, The Department for Environment, Food and Rural Affairs state that the welfare of sheep is considered within a framework, elaborated by the Farm Animal Welfare Council, and known as the 'Five Freedoms'. These form a logical basis for the assessment of welfare

within any system, together with the actions necessary to safeguard welfare within the constraints of an efficient livestock industry.

The Five Freedoms are:

1. freedom from hunger and thirst - by ready access to fresh water and a diet to maintain full health and vigour;
2. freedom from discomfort - by providing an appropriate environment including shelter and a comfortable resting area;
3. freedom from pain, injury or disease - by prevention or rapid diagnosis and treatment;
4. freedom to express normal behaviour - by providing sufficient space, proper facilities and company of the animals' own kind;
5. freedom from fear and distress - by ensuring conditions and treatment to avoid mental suffering.

Winter housing of sheep can improve welfare, adequate ventilation without draughts is of particular importance the vertical York boarding shall provide continual ventilation to avoid high humidity, and will permit the free circulation of air above sheep height and avoid draughts at sheep level.

The steel frame of the building will be clad in a vertical Yorkshire boarding. This will reduce its visual impact on the surrounding landscape given the sympathetic colour choice and its set back position from the roadside, clustered in a and around other buildings of a similar appearance. The roof will be an insulated metal profile cladding coloured in green. Internally a low concrete block wall approx. 1.2m high shall be constructed around the perimeter which can be cleansed and disinfected and shall prevent draughts at sheep level.

Currently on the site are a series of solar panels. These will be relocated alongside the proposed structure to continue providing clean energy to the adjacent bungalow and proposed barn. The building will also include rainwater harvesting to increase its sustainability.

USE & AMOUNT

The use of the new building will be for agricultural purposes. The area of surrounding land is approx. 7 acres, and 40 sheep will graze in this area. The breed of sheep are Mules which are a common sheep as they have crossbred characteristics making them suitable for farming. This aspect of farmland does not have substantial livestock or fodder housing available and requires building space for the sheep flock that which the land supports. As this is an extension to the main farm, machinery can be kept off site in existing housing, but sheep and fodder require the facilities locally to where they are farmed. The farmers require covered conditions to ensure materials are kept in good useable conditions.

LAYOUT

The layout of the building is a simple open storage space across the three bays which will be used to store agricultural feed and be subdivided with sheep hurdles for the safe housing of livestock.

The layout on site and overall position of the proposed site has been chosen for a number of reasons. Firstly, it does not require any new access onto the highway as the access for Bradstones will be used. The siting of the building is within close proximity to other buildings, some of a similar style and use, so the farmstead will remain clustered not be spread Having the buildings in a contained and compact area will have little impact on the surrounding landscape. There is also existing shrubbery screening the application site from the neighbouring land, which itself does have a larger building of similar nature along this boundary as seen in the previous image.

The location shall also aid the provision of artificial lighting, and water to drinking troughs.

SCALE

The scale of the proposed building is deemed to be suitable for the application in providing safe facilities for sheep and fodder as it is a comparable size to the existing buildings in the immediate vicinity.

The John Nix Farm management pocketbook states that the pen space requirement is 1.35m² per ewe for housing and feeding. This is in addition to the space required for the storage of feed and other materials. The requirements can be calculated to 40 breeding ewes with 1.35m² for each ewe, totalling 54m². This is an average guidance on the space required for ewes, so more may be required, depending on the time of the year. It should also be noted that providing above average space for housing the flock will increase the welfare of the animals. The requirement for isolation pens for ill or infected sheep has been considered in the size of the proposed building also. Any remaining space can be used for storing materials such as fodder for winter months. This will suitably be contained within the 117m² area in the proposed structure.

LANDSCAPING

There are no critical landscaping aspects covered in this application, however the existing track serving the bungalow will be extended across the application site to meet the positioning of the new building. Turning facilities around the barn will also be provided.

APPEARANCE

The proposed appearance of the building will be sympathetic towards the surrounding landscape as the cladding around the entire structure will be a natural finished, vertical timber board and a juniper green sinusoidal clad roof.

ACCESS

The current access to the site is in place from the highway through the bungalow driveway, however the track will need to be extended further into the proposed site to serve the proposed building in its chosen position. The surface of the track and surrounding turning area will be a compacted hardcore topped with road plantings or similar.