



Design & Access Statement

Proposal: Agricultural building to house and feed livestock and to store fodder and implements

Site Reference: Mr J Snape, Land off Gunhill Road, Meerbrook, ST13 8SL

Character appraisal

This holding is located north of Leek in a rural area. The land is being used for fundamental agricultural processes. This holding extends to approximately 15 acres, split over 2 areas. This farmland is used to rear cattle and sheep and to produce fodder. The field boundaries in this area comprise of hedgerows and stonewalls.

This holding is split over 2 sites, this site being owned and approximately 3 acres and a further 12 acres at site references SK0458-5990 and SK0458-4387. The 12 acres are rented on a 364 rolling contract for grazing and fodder production only.

Animals kept on the holding

The applicant currently farms approximately 6 pedigree Hereford Heifers and 17 head of sheep including followers.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 167.23m². The floor area of this building will be of an open plan type design and livestock will be loose-housed.

Use of proposed building

This parcel of land is a new purchase and currently the applicant has no buildings on the rented or owned land in which to house and feed cattle and to house and lamb sheep or store the fodder and implements required to manage the holding. These livestock will be loose housed on a solid floor. The building will also be used as a livestock handling area to ensure good welfare of the animals.

This building will accommodate the required stocking densities and ventilation and also allow for a well-drained, dry lying area. All animals will have access to an adequate supply of clean drinking water at all times. This building will ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for their business.

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 2007 (S.I. 2007 No. 2078) 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 cattle on a solid floor is a minimum of 3.0m² for 200kg cattle, 3.95m² for 300kg cattle, 4.9m² for 400kg cattle, 5.85m² for 500kg cattle, 6.8m² for 600kg cattle and 9.5m² for 700kg cattle.

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.

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.

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

There is not sufficient enough room in this existing building to house the stock levels and to store the fodder and implements required to manage the holding. The applicant is fully aware of the inadequate housing and storage facilities available.

This building will be used to store mini Heston bales of hay and straw. 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, trailers, mower, sprayer and general agricultural equipment required to run the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

Siting

As shown on drawing No. 1494-001 this proposed steel framed building will sited in the south west corner of the holding.

We feel this building has been positioned in the most practical location and will be shielded from view of the wider landscape by the existing mature landscaping.

Scale

The applicant wishes to erect a steel framed agricultural building 18.288m long x 9.144m wide x 3.658m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site.

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. Rainwater will be harvested for use as drinking water by livestock and any excess will be stored for washing down machinery and cleaning out the building when requires. Should lighting be required within the building it will be of low

wattage LED's run off the solar panels fixed to the south elevation roof area, making this a self-contained unit with no requirement for external services.

Landscaping

The site in general already benefits from extensive landscaping shielding it from view of the wider landscape, however the applicant is happy to carry out any additional landscaping scheme specified by yourselves in order to further 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.

Appearance

As indicated on drawing No. 1494-003 this building will incorporate a factory coated coloured fibre cement roof, coloured Juniper Green (12B29) incorporating GRP roof lights.

Vertical cladding down 2.438m below eaves level to the both side elevations and both gables to be box profile steel sheeting, coloured Juniper Green (12B29). All roof joints will be made good with matching barge board.

Below cladding to be block walling.

The east side elevation will incorporate a sliding door approximately 4.572m wide x 3.658m high.

Along each side of the building will be 170mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping into a rainwater harvesting system and collection tank.

We feel these materials will blend into the existing landscape without having an adverse effect.

This building has been designed in accordance with B.S. 5502.

The design of the building is specific for the wellbeing of the animals kept therein.

Access

Access to the building will be from existing vehicular roadways to the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Gunhill Road, Meerbrook.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.