

DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS STATEMENT

PLANNING APPLICATION FOR AGRICULTURAL
DEVELOPMENT

ON BEHALF OF

Mr Simon Clowes

LOCATION

Simon Clowes
Rue Hill House
Cauldon Lowe
Stoke-on-Trent
ST10 3HD

PROPOSED DEVELOPMENT

Fodder store and Seasonal Lambing/Animal Welfare Building

Prepared By

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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 fodder store and seasonal lambing building at Rue Hill House, Cauldon Lowe, ST10 3HD. The proposed building is a new fodder store and seasonal lambing building the building is purpose built and designed to aid the applicant's sheep farming enterprise. The applicant has a modest sheep farming enterprise consisting of 24 ewes lambing at 200% across 5 acres of grassland.
- 1.2 The applicant plans to grow the sheep farming enterprise with his son having a very keen interest in agriculture. However without the building it is unfeasible to do so from an animal health and welfare viewpoint having not adequate lambing facilities which are vital part of animal health and welfare during the lambing period providing a clean and sterile lambing environment.

2.0 USES

- 2.1 The client has a livestock farm which includes, the following stock.
- Ewes – 24
Lambs - 48
- 2.2 The clients farming operation extends to a total of approximately 5 acres with all land permanent pasture and all work undertaken by the applicant. The applicant has grazing land away from the farm on a seasonal basis, in order to rest the land at home.

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 buildings. The site has been chosen to allow the purpose-built building to be in the immediate vicinity to the ewes, who will require additional feeds during the autumn and winter months from the building as well as lambing pens during the lambing season.

4.0 DESIGN – SIZE

- 4.1 As can be seen from the attached plans, the proposed livestock building will be of portal framed construction. 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 mitigate the visual impact from the roadside.

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 corrugated metal cladding 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.

6.0 DESIGN - USE

- 6.1 The proposed use of the new developments is purely agricultural and will be for the housing of storing fodder for livestock as well as lambing pens during the lambing season.
- 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 ANIMAL HEALTH AND WELFARE VIEWPOINTS

- 7.1 The dry storage of fodder is vital. Fodder kept outside allows moisture into the feed. Overtime this allows for the fodder to develop mould. The mould then creates harmful bacteria for the sheep this bacterium causes serious health issues for the sheep and can even be fatal for the sheep. Hence the fodder store is a necessity for the purposes of dry storing fodder to allow the best possible animal health and welfare standards for the flock.
- 7.2 The dry storage of fodder also reduces the use of black bale wrap which has environmental benefits. A key focus is to reduce the carbon footprint of the farming enterprise as a whole across the UK and reducing waste which is non-biodegradable is a step in the right direction.
- 7.3 The need for a purpose-built lambing area during the season is essential. During lambing ewes and lambs are susceptible to disease due to the nature of the lambing process. A clean hygienic environment for lambing helps to mitigate any potential illness because of unhygienic conditions. The purpose-built lambing pens will allow for the applicant to be onsite and help deal with the often-difficult lambing's. This in turn helps mitigate any disease and illness, helping to maintain the stringent animal health and welfare standards.

8.0 ACCESS

- 8.1 It is not considered that any additional access will be required to the road as the existing farmyard access will be suitable.

- 8.2 It is therefore not considered that any further consultation with the highway authority is necessary.

9.0 DEVELOPMENT PROPOSAL/AGRICULTURAL JUSTIFICATION

- 9.1 The application for the proposed fodder store and lambing building is solely for agricultural usage, primarily to help maintain and enhance animal health and welfare standards of the farming enterprise. As demonstrated in the report the need for a clean and hygienic lambing building is essential for the health and welfare of the lambing ewes. Similarly, the need for additional fodder storage space is essential particularly during the winter months when the sheep will require supplementary feed to remain in good health. The basis of the proposed building is to ensure the health and welfare of the sheep is at the best possible standards.