

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 grassland holding, and has recently purchased an additional 70 acres of adjoining land, meaning the farm now extends to some 122 acres or thereabouts. Clearly the additional land is going to enable the farming business to develop and evolve, with increased livestock numbers and output.
- 1.2 This application follows a previous successful application under SMD/2021/0355 for the first livestock building on the holding (now erected). The building was sized according to the needs of the business at that time, but the purchase of the additional land has altered the needs of the business significantly. The intention is for the business to continue to move forward, particularly with Izzy (the clients eldest daughter) getting older and looking to work on the farm full-time.

1.3 Proposed Stoking rates

Cattle

The client plans to have a suckler cow herd with 40 breeding Hereford cattle. The calves from the breeding cows will be kept within the farming enterprise based at white chimneys, these calves will then be kept until finishing at 30 months on a grass based system with supplementary feeding where necessary.

Sheep

The client plans to grow the sheep flock to 50 breeding ewes aiming to lamb at 200% there will be a proportion of lambs kept as followers to introduce into the breeding stock each year. The intention for the remaining lambs are to be sold as fat/store lambs.

2.0 USES

- 2.1 The client farms around 122 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: 28 breeding sheep lambing at 200% sheep
8 Ewe Lambs
Cattle: 17 Breeding Cattle

As outlined above, the plan is to significantly increased stock numbers over the next 12-24 months to utilise the additional land.

- 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 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 minimising the loss of agricultural land.
- 3.2 The building is proposed to be set behind the recent new building when looking from the road, meaning the existing building will provide screening and mitigate visual impact.
- 3.3 The position of the building will also mean it and the recent new building are positioned opposite each other, and will shelter each other from the harshest weather, which is important given they are both open fronted.

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 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.

8.0 AGRICULTURAL JUSTIFICATION

- 8.1 The proposed building is essential for the viability of the farming enterprise at White Chimneys following the recent acquisition of a further 70 acres of land in the autumn of 2021. The client seeks to significantly increase the stock numbers on the holding. In order to increase stock numbers and build a viable farming business, adequate livestock wintering facilities are essential, and this is what this application seeks to provide.