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Planning Statement and Heritage Statement

Proposal:

Agricultural livestock building

Site Reference:

R P Hall, Hawksley Farm, Heaton, Ruston Spencer, SK11 0SJ

Introduction

This statement has been produced in support of a full planning application for an agricultural building to house livestock for finishing.

This holding is located east of Rushton Spencer in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 800 acres, with 201 acres being owned and various rented land extending off the owned land at Rushton Spencer, approximately 200 acres at Leek and 50 acres near Brailsford Derbyshire. The farmland is currently used to rear cattle and sheep. The field boundaries in this area comprise hedgerows.

This holding was purchased by the applicant approximately 12 months ago after renting it for 7 years prior to that, he has recently sold the property and land he owned at Buxton after permanently moving to this property, hence the requirement for additional livestock housing.

All the existing livestock housing has slatted floors and a requirement of finished cattle is they are clean when going to slaughter, hence the requirement for a finishing building to house livestock 18-24 months old on clean dry bedding.

Recent Relevant Applications

There are no recent applications on this site.

Animals on the Holding

The applicant currently rears approximately 600 cattle and 1000 sheep.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 464.51m². The floor area of this building will be of an open plan type design and livestock will be loose-housed.

This proposal will assist the farm to be economically viable.

Use of proposed building

As a result of the applicant moving all finishing cattle to this holding from his they require this building to house and feed cattle from 18-24 months old on a solid floor with a dry bedded area. The livestock will be loose housed on a solid floor.

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 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.

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

Siting

As shown on drawing No. 1047-002 this proposed building will be sited approximately 6.0m away from the existing building to allow for feed tractors to go between the buildings. This is for ease of the farming process and facing the building in this orientation will shield the open side from prevailing wind and rain.

We feel that by siting the building in this location will have very low impact on the landscape and will not be seen from any passing roads due to the location of the existing buildings, landscaping and the topography of site.

Scale

The applicant wishes to erect an agricultural building 30.480m long x 15.240m wide plus a 1.525m wide weather canopy x 4.572m 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. A soakaway around or underneath the building will be used to make a low environmental-impact way of dealing with surface water and rainwater unless otherwise specified. Should lighting be required within the building it will be of low wattage LED's.

Landscaping

The proposed site already benefits from mature landscaping to the north and south, will be shielded by existing buildings from the east and natural shielded by the topography of the land and landscaping from the west.

Appearance

As indicated on drawing No. 1047-003 this building will incorporate a natural coloured fibre cement roof, incorporating GRP roof lights.

Vertical cladding down 2.77m below eaves level to the south west side elevation to be treated Yorkshire boarding and both gables will be clad in box profile steel sheeting, coloured Juniper Green (12B29) which will further aid in the building blending into the landscape. All roof joints will be made good with matching barge boards.

Below cladding to be pre-stressed concrete panels.

The north east side elevation will incorporate a feed fence.

The south east gable elevation will incorporate a sliding door approximately 5.0m wide x 4.0m high.

Along both sides of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe.

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 and around the holding. The applicant does not seek to increase the number of roadways, but will install a small access track from the gateway to the building and concrete yard area in front of the building as shown on drawing No. 1047-002.

Access can be gained to this holding from an unnamed road leading north off Meerbrook Road, Heaton.

The vehicle impact to the surrounding area will be unaltered.

Heritage Statement

Hawksley Farmhouse is a Grade II listed building. The Farmhouse is C17 with mid-C19 refronting and alterations. Coursed stone; tiled roof; verge parapets to south; brick end stacks to main house. The front entrance: 2-storey, four C20 casement windows and C20 gabled single-storey porch. Yard front: irregular fenestration, 3 on first floor, 4 on ground, largely mullion windows of 2 and 3 lights; symmetrical layout to first floor with small, arch-head single light to centre flanked by 3 lights; ground floor windows formerly with labels, retained on 2 left-hand windows; large inserted C20 window to

centre right; slightly set back, lower mid-C19 wing to right with 2 casement windows to ground floor.

(Extract taken from Historic England Official Entry, Listing No. 1374753 and was first listed on 20 November 1987).

This proposed building will have no impact on the listed building and access is from the opposite side of the farmyard to that of the farmhouse, so no vehicles will pass closely to the farmhouse to access this building.