

DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS STATEMENT

PLANNING APPLICATION FOR AGRICULTURAL
DEVELOPMENT

ON BEHALF OF

D H & J Lovatt

LOCATION

Ashmore House Farm
Rushton Spencer
Cheshire
SK11 0RU

PROPOSED DEVELOPMENT

Livestock Building

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1.0 INTRODUCTION

This document is in full support for a purpose built livestock housing building at Ashmore House Farm, Rushton Spencer, the applicant Mr David Lovatt is an experienced farming man with over 50 years' experience in the industry. Mr Lovatt and his son undertake all the stockmanship and grassland management in hand on the farm. The applicant has a well-established farm business enterprise. The applicant seeks planning permission for a purpose-built, portal frame cattle housing building, the building will house the cattle during the winter months and provide an essential clean, hygienic and well-ventilated area for the cows to calve during the calving period.

LIVESTOCK NUMBERS

1.1 Suckler Cows

The applicant farms 45 head of beef suckler cows with each cow producing 1 calf per year. The applicant is on hand 24/7 during the calving period to ensure the best possible health and welfare standards are achieved.

1.2 Store Cattle

The applicant farms 45 store cattle. The previous year's calves will be raised from 12 months to 24 months where they are sold as store cattle, or the heifers retained as future breeding stock for the suckler cow herd.

1.3 Sheep

The applicant currently farms a flock of 50 breeding ewes lambing at 200%. The applicant and his son undertake all lambing and general maintenance critical to the sheep's health and welfare in hand.

1.4 Land

The applicant farms 80 acres or thereabouts of grassland. The applicant tends to the land undertaking all cultivations, harvesting and general grassland maintenance in-hand.

2.0 USES

- 2.1 The proposed building will solely be used for agricultural purposes. The building will be utilised to house the suckler cows and store cattle during the winter months, this is to help protect the grassland from poaching. The building will be utilised to house the suckler cows during the calving period. The building will provide the calving cows with a well-ventilated, clean and hygienic area which is essential during the calving process to allow for the best possible health and welfare standards to be achieved.

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 minimise the loss of agricultural land.

4.0 EXISTING BUILDINGS

There is a range of existing agricultural buildings at Ashmore House Farm. The current buildings are all utilised, with a purpose built implement and fodder store. The current cattle housing is outdated and not safe for both cows or farmer and as such the applicant seeks to build a purpose-built cattle housing facility which will provide a well ventilated, clean and hygienic area to house the cattle as well as a safe handling area for both cow and farmer.

5.0 DESIGN – SIZE

- 5.1 As can be seen from the attached plans, the proposed development will be of portal framed construction. The proposed development will be 50ft x 80ft with an eaves height of 15ft. The building allows the easy access for modern agricultural machinery to access and egress from the building.

6.0 DESIGN – APPEARANCE

- 6.1 The proposed development walls will be constructed of concrete panels to 2 meters in height finished in a natural colour with Yorkshire boarding thereafter, the roof will be constructed of cement fibre boarding finished in a natural colour with 20% sky lights to allow for as much natural lighting to enter the building as possible, reducing the need to artificial light the building.

7.0 DESIGN - USE

- 7.1 The proposed use of the development is purely for the purposes of agriculture, as a livestock building for wintering and handling cattle. The proposed building will help provide a purpose-built building for the wintering of cattle ensuring good animal health and welfare standards are maintained, as well as preventing poaching of the land during the wet winter months. The purpose built area allows calving cows to be in a safe, clean, hygienic and well-ventilated area ensuring the best possible health and welfare standards are maintained for the calving cows.

8.0 ACCESS

- 8.1 It is not considered that any additional access will be required to the road as the existing farm track access will be suitable. It is therefore not considered that any further consultation with the highway authority is necessary.

9.0 ANIMAL HEALTH AND WELFARE

- 9.1 Under The Welfare of Farmed Animals (England) Regulations 2000 (S.I. 2000 No. 1870), Schedule 5, paragraphs 1 and 2 state that calving cows require a well ventilated, clean and hygienic area with a separate area to allow the cows to calve stress free. The proposed building allows the calving cows to be housed separately

and allow for individual hygienic calving areas helping to promote the best possible health and welfare standards for the calving cows. The DEFRA welfare standards are becoming ever stringent, and the proposed building will allow for the very best standards of animal health and welfare to be achieved.

CONCLUSION

This document is in full support for the planning application at Ashmore House Farm. The applicant is an experienced farming man and has a wealth of knowledge and experience in the farming industry. The addition of the proposed building will provide a much needed clean and hygienic area for the calving cows to be housed. The building will provide an essential cattle housing area during the winter months for the store cattle and the suckler cows during calving period, this will help prevent poaching on the ground. The proposed building provides a safe handling environment for both cow and farmer to operate within. The size and design of the building provides an efficient and practical layout to enable the applicant to easily work in and around the building whilst still providing a well ventilated clean and hygienic area for the livestock.