HDB Ag23 PS

PLANNING STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR PERMSISSION TO ERECT A PORTAL FRAMED AGRICULTURAL BUILDING TO HOUSE YOUNG CATTLE ON LAND

AT

HOLLY DALE FARM DOUSE LANE BRADNOP STAFFORDSHIRE ST13 7NF

LAND HOLDINGS

The land at **Holly Dale** extends as contiguous semi upland grass being part pasture (grazing) and part meadow (forage) being in the most part permanent and in parts steeply sloping. It has a contiguous area of some 90 acres (36.5 ha) and is registered in the applicants' name with DEFRA / RPA.Tthe County / Parish / holding no. is 37/053/0058

The land is was previously associated with a traditionally built farmstead and stone barns at Holly Dale being a small dairy unit.

The land and buildings were acquired by the applicants several years ago and the barns converted to dwellings under the provisions of the then Class Q of the General Permitted Development Order. Some close-by modern stock sheds, which were nearing the end of their design life were demolished at this time.

The land and dwellings remain under the ownership and control of the applicants.

The holding lies to the north west of an unclassified road named Douse Lane. Douse Lane rises from Bradnop village up to Morridge (an upland ancient ridge road) and beyond to the village of Onecote in the Peak District National Park.

The applicants farm the land at **Holly Dale** in association with their agricultural holding at **Longshaw.**

Holly Dale is approximately 1.5 km from **Longshaw Farm.**

Longshaw Farm is owned and controlled by the applicants and three generations of the family live there.

The land and extensive modern buildings at **Longshaw** are utilised entirely for milk production from some 430 in milk cows. Land is in this case mostly meadow. The land form is level and lies to the south west of the Leek to Ashbourne main road from which it is accessed.

Contiguous land at **Longshaw** extends to some 160 acres (64.75 ha). The CPH no. is 37 053 0002

Brook Farm land

There is a further land holding, without buildings, opposite **Holly Dale** ie: on the south east side of Douse Lane. This is steeply sloping in parts and like **Holly Dale** is part pasture and part meadow. This land is known as the **Brook Farm** land of which it formerly formed part. It is owned, controlled and farmed by the applicants.. The CPH no. for this holding is 37/053/0131. The land is contiguous and extends to 100 acres (48 ha).

The last few years has seen an increase in dairy cows at **Longshaw.** This being for economy a scale and so as to maintain profitability in an notoriously volatile market for milk prices paid to primary producers. Nationally, those units unable to increase herds to a more manageable level and indeed to modernise milking technology have simply gone out of milking.

The usual practice in dairy units is to produce a calf per cow per year so as maintain milk delivery.

Such calves arise from insemination from either a pedigree diary bull so as to produce replacements for the herd, or a beef type bull from which calves are reared and sold on either as strong stores for fattening to slaughter weight or if heifers for rearing as suckler cows. Male calves are all reared as strong stores.

With the increase in cows numbers there is not enough grazing or housing space for hardly any young bovines and so the applicants have rented on a 5 year Farm Business Tenancy land and importantly buildings at **Stile House Farm**. This unit extends to some 190 acres (79 ha) **Stile House Farm** is contiguous with the land at **Holly Dale.** It is used for both grazing and forage harvesting.

All forage harvesting goes to **Longshaw** for either direct feeding to housed stock or for clamp silaging or as big bales (hay or silage) with some remaining at Stile House for feeding the young stock housed there.

The **Stile House** tenancy has three and a half years to run and is unlikely to be renewed. There are no buildings at **Holly Dale** or on the **Brook Farm land** and it on these lands that young stock graze.

Bovine movements between **Longshaw** and **Holly Dale** or either of the land holdings is problematic because of the Governmental bovine tuberculous (bTB) eradication programme which requires 6 month interval routine testing of all holding stock and pre movement testing.

An advantage of having separate holdings is that if stock tests postitive at say **Longshaw**; stock on say **Holly Dale** can be treated separately under the pre movement rules and so can be moved to market or other rearers when stock at **Longshaw** is prevented being moved due to the bTB lockdown regime which can last upwards from at least 6 months until 2 whole herd tests are clear. These restrictions are a heavy burden on profitability if movements off are thus restricted with attendant lack of income stream and the additional burden of extra feed costs.

So: with all these matters considered, it is proposed to erect a new building at **Holly Dale** so as to house young stock currently housed in rented buildings at Stile House.

CURRENT STOCKING

430 MILKING COWS

90 IN CALF HEIFERS

20 REARING

80 WEANLINGS

SITING

The land at **Holly Dale** is fairly open and subject to landscape impact restrictions with regard to the positioning of the proposed building.

With this possible constraint in mind, the application site has been chosen as being the most suitable to accommodate a building of the size to meet the required need with scope for future expansion should further need arise.

The following points were considered in choosing the siting:

- The site is readily accessed via an exsisting point from Douse Lane.
- The land is fairly flat.
- The land is already substantial screened when viewed from Douse land by the existing outgrown boundary hedge.
- The site is depleted of any ground cover of possible biological interest because it has been used periodically from before the applicants acquired the land as an open muck store.
- The form of the building will not appear isolated as it will relate to some extent with an existing buildings group directly adjacent to the North East.
- It will be suitably distanced from dwellings.

Note: The building as proposed falls short of being a development permitted under the provisions of the General Permitted Development Order only by reason of it being within 400 metres of protected buildings and is to be used for the housing of livestock. It could be located elsewhere on the holding so as to remove this obstacle to it being Permitted Development but is considered that the location proposed is the best available.

ROB*ert* L FORD

private architectural practitioner and rural development consultant

PARKSIDE PARK ROAD LEEK STAFFORDSHIRE ST13 8JT

roblford@phonecoop.coop 01538 389290 / 07969 68 68 86

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