PROPOSED COMBINED LAMBING & GENERAL PURPOSE SHED

DESIGN & ACCESS

AND AGRICULTURAL DEVELOPMENT STATEMENT

for

P & JS RUSHTON

HONEYHOLE FARM, STONEY LANE,

CAULDON, ST10 3EP

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PROPOSED DEVELOPMENT: Combined lambing shed, equipment and feed store

INTRODUCTION

This document sets out supporting information relating to a planning application for a purpose-built combined lambing shed, with general purpose uses including equipment and feed store at Honeyhole Farm, Cauldon.

The applicants, Mr & Mrs Rushton, have built up a well-established sheep farming enterprise over more than 30 years at the property , which they own freehold.

The applicants seek planning permission for a purpose-built, portal frame building to house ewes during the winter months as required and provide a clean, hygienic and well-ventilated area during the lambing season.

The building would also be used year-round as a general purpose agricultural building, and to store sheep-handling equipment and feed as required.

BACKGROUND

The applicants undertake all lambing and general maintenance critical to the flock's health and welfare and tend to the land, undertaking all cultivation, harvesting and grassland maintenance, including making their own traditional square-baled wildflower meadow hay.



Honeyhole Farm is approx 15 acres of grassland, supporting a flock of 40 breeding ewes and two rams

COMBINED LAMBING &
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REASONS FOR APPLICATION

In recent years, the applicants have extended the scale of their farmstead from 9.5 to 15 acres, enabling them to expand their flock.

Subsequently, there has arisen a need for a multi-use purpose-built shed that can be utilised to full effect during the lambing period and fulfil other animal welfare needs such as shearing, alongside general purpose uses year-round and storage of associated equipment.

The proposed building will house ewes as needed during the winter months, providing a clean, sheltered space where they can be closely monitored as pregnancy progresses, and allowing 24-hour supervision if needed during the lambing period. This will also prevent poaching of the grassland.

The building will be a well-ventilated, clean and hygienic area to ensure the best possible health and welfare outcomes for lambing ewes and provide better opportunities for the applicants to identify any potential issues at an earlier stage.

THE SITE

The applicant has carried out an assessment of the farmstead and has concluded that the proposed site is the most suitable for the development.

The proposed building will replace an existing vehicle storage shed, and while the proposed building is bigger in size, its main aspect and overall design will not cause significant damage or disturbance to the surrounding environment and landscape and will improve the current aspect of the site overall. It will also minimise the loss of agricultural land.

The proposed building would sit between the farmhouse and the current fodder and machinery shed, with access available from the existing farm track. The scheme would present no alterations or impediments to the existing farm track or the public footpath.

EXISTING BUILDINGS

There are currently two existing agricultural buildings at Honeyhole Farm.

The current buildings are all utilised, with a purpose built machinery and fodder store and an open-ended vehicle store, which the applicant proposes to remove and replace with the proposed building.

Adjacent to the farmhouse there is also a double garage and an older stone barn currently undergoing refurbishment.

At some distance from the farmhouse there is also the remains of a long-abandoned property.



Photo above shows the existing open fronted vehicle store which the applicants propose to demolish and replace with the lambing and general purpose shed outlined in the application.

The proposed building will sit facing the machinery and fodder store, which is visible to the left of the above photograph.

PROPOSED BUILDING

As can be seen from the attached plans, the proposed development will be of portal framed construction. The proposed building will be 10m x 14m with eaves to the height of 3m.

This will provide sufficient space for the current flock, as well as for storage of necessary associated equipment.

The walls of the proposed building will be constructed of concrete panels to 1.2m with Yorkshire boarding covering the remainder.

The south elevation will be clad in green profile sheets, starting 200mm from the ground to match the existing fodder and machinery shed.

The roof will be constructed of green profile sheeting with five sky lights included to allow as much natural light as possible to enter the building.

All materials used will match as closely as possible to the existing shed which will sit opposite.

CONCLUSION

This document outlines in full the supporting information for the planning application at Honeyhole Farm.

The applicants are experienced farmers and land managers combining traditional farming methods with modern welfare standards, nurturing the land through encouraging native flora and fauna.

The proposed building will provide a much-needed clean and well-ventilated area for the flock during the winter weather and lambing period, providing a safe handling environment for both livestock and farmer.

The proposed shed is also of a size and design that facilitates year-round use in relation to the welfare of the flock alongside general purposes and storage of equipment and feed as needed.