

DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS STATEMENT

ON BEHALF OF

C, C & CJ Lovatt

Sprinks Farm

Dingle Lane

Rushton Spencer

Macclesfield

Cheshire

SK11 0RX

PROPOSED DEVELOPMENT

CALF REARING UNIT

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1.0 INTRODUCTION

The applicants have a well-established mixed dairy, beef and sheep enterprise. The applicants have always focussed their farm business on becoming an efficient and high welfare herd status. The applicants have invested significant time and finances into the farm business. The farm business farms across 220 acres or thereabouts of grassland. This application seeks permission for a purpose-built calf rearing unit onsite, there is no current provision for the rearing of calves onsite. The proposed building will help provide a dedicated efficient area to rear the calves helping to improve the health and welfare of the livestock.

2.0 FARM BUSINESS ENTERPRISE

LIVESTOCK

The applicants have an established herd of milking dairy cows and rear their own replacements. The applicants also have a beef cattle herd and a modest sheep enterprise, the livestock numbers are as follows:

120 Dairy Cows

25 Dairy Young stock replacements

120 Calves (Per annum)

95 Beef Cattle

35 Ewes lambing at 180%

LAND

The applicant farms 220 acres or thereabouts of permanent grassland. The applicant owns 120 acres or thereabouts and rents a further 100 acres or thereabouts. The applicant undertakes all forms of grassland management in hand.

3.0 DESIGN – SITE ASSESSMENT

The applicant has conducted an assessment of the site 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, minimising the loss of agricultural land.

The chosen location visually screens the view of the proposed building from the neighbouring property and has been sited in order to cause as minimal visual impact as possible to the local environment.

4.0 EXISTING BUILDINGS

The applicants have a range of existing buildings onsite. These are utilised for the storage of machinery and fodder as well as the housing of the dairy cattle. There is no current dedicated provision for the rearing of calves onsite. The farm business is required to meet the ever-improving welfare standards set out by DEFRA. The provision of a purpose-built calf rearing unit would be hugely beneficial to the health and welfare of the livestock.

5.0 DESIGN – SIZE

As can be seen from the attached plans, the proposed development will be of portal framed construction. The proposed development will be 120ft in length by 45ft in width with an eaves height of 12ft. The eaves height will promote vital airflow within the building, this is essential for rearing calves to keep clean air to help prevent respiratory issues amongst the calves. The 12ft eaves height will allow modern agricultural machinery to easily access and egress the building when cleaning out.

6.0 DESIGN – APPEARANCE

The proposed building will be of portal frame construction with concrete panels to 2-meters in height and Yorkshire boarding thereafter to the eaves on the northern and eastern elevations, the western elevation will be open fronted with feed fence. The southern elevation will have three access doors allowing ease of access when cleaning the building.

The building will have a concrete apron in an L-shape around the building this will allow for clean access when feeding the calves and cleaning the buildings out. This will ensure that the calf unit and surrounding area is kept as clean as possible.

6.0 DESIGN – USE

The building will be solely used to house the calves which are born on the farm. The calves will be initially reared on the bucket fed a milk ration until 12 weeks of age; at 12 weeks the calves will be moved into the loose pens where they are fed a rearing ration until 6 months, following this they are turned out onto the pastureland and grazed outdoors until 24-30 months. The calves will be housed on straw and cleaned out on a regular basis by the applicants.

7.0 DEFRA WELFARE REGULATIONS

The DEFRA code of recommendations for livestock provide a detailed advisory on the care of livestock. Calves should be housed in a draft free well-ventilated area on well drained bedding. The proposed building will be draft free and provide good ventilation due to the design of the building, the applicants will bed the calves on straw to provide a comfy, hygienic and well

drained area. The building design will help prevent the calves from contracting diseases such as pneumonia through good ventilation, fresh and dry bedding.

The applicants have incorporated a dedicated isolation pen. The isolation pen will house sick calves in an individual pen. This will allow the applicants to treat the sick calves in isolation from the other calves helping to prevent the spread of disease between the calves. The attached Veterinarian letter supports the proposed development.

8.0 DRAINAGE

The building will have a rainwater harvesting system installed which will capture all surface water run off the roof and store the water in tanks to be used at the discretion of the applicants. The concrete apron will have an ACO drainage system which will capture surface water run off and store in an underground tank which will be emptied by the applicants when necessary. The building has been designed in such away to minimise the surface water run off as much as possible.

9.0 ACCESS

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

10.0 WIDER ENVIRONMENTAL CONSIDERATIONS

The building will incorporate solar panels on each aspect of the roof. The solar panels are in an aim to make the farm as sustainable as possible aiding to meet the electricity requirements of the farm business. The applicants have considered the environmental impacts throughout the development including mitigating surface water run off and generating their own electricity as well as using environmentally friendly materials where possible.

11.0 CONCLUSION

The applicants farm business has a requirement for the proposed development. The DEFRA welfare standards are ever increasing, the applicants aim to provide a heigh welfare farm business model, the proposed development will aid the applicants in achieving this model which is vital to their farm business and the health and welfare of there livestock.

The applicants have considered the visual impact of the development and designed the proposed development in order to minimise the visual impact on the local surroundings, whilst providing a practical and functional building which will meet the needs of the farm business. The veterinarian letter from Tracy Latham BSc MRCVS supports the proposed development, highlighting the benefits the proposed development will have on the health and welfare standards for the calves at Sprinks Farm.