

DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS
STATEMENT

ON BEHALF OF
Thomas Allen

Four Meadows Farm
Foxt Road
Foxt
Stoke-on-Trent
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ST10 2HN

PROPOSED DEVELOPMENT

- 1. Replacement and increase in size of a lean to as a fodder and implement store.**
- 2. Extension to an existing building to create cattle housing and a muck store.**

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INTRODUCTION

This application seeks two developments onsite at Four Meadows Farm.

- 1- Replace and increase the size of an existing lean to.
- 2- Extension to an existing building.

The proposed developments are of portal frame construction and will be in keeping with existing buildings onsite. The applicant has an established farm business enterprise and is looking to expand and increase stock numbers. The proposed development will aid this process and is vital to the future sustainability of the applicant's farm business enterprise.

FARM BUSINESS

The applicant operates a mixed beef and sheep enterprise across 141 acres or thereabouts of grassland. The applicant is looking to increase the cattle numbers from 40 to 100.

Livestock:

Beef Cattle: 40
Breeding Ewes: 70
Breeding replacements: 20
Fat Lambs: 140

Land

25 Acres Owned
116 acres rented on a permanent basis.

PROPOSED DEVELOPMENT

1- Replacement and expansion of existing lean to

There is an existing Lean to on the Northern aspect of the portal frame building in the yard area. The building is 45ft x 15ft with an eave's height of 10ft, building is a mono pitch design and is constructed of Yorkshire boarding and corrugated green metal sheeted roof. This building is no longer suitable for use by the applicant due to limited accessibility for the agricultural machinery and small size provides no benefit to the applicant, the current building provides no benefit to the farm business.

The applicant plans to remove the lean-to and erect a 25ft x 90ft fodder and implement store. The proposed portal building will be constructed of concrete panels to 2 meters in height with Yorkshire boarding there after and a corrugated metal roof finished in Jupiter green to match adjacent building. The proposed building will butt up to the existing building. The proposed building will be utilised for the purposes of storing fodder and implements.

2- Extension to the existing building.

The extension to the current building will be utilised as cattle housing and associated muck store. The extension will be 45ft x 40ft with a 5ft cantilever on the southern aspect, the building will be 14ft to the eaves. The extension

will be constructed from concrete panels to 2m with Yorkshire boarding to the eaves and a corrugated metal clad roofing.

Two 15ft bays will be dedicated muck storage and a single bay to cattle housing. As can be seen the muck store will sit 4 meters below the cattle housing allowing the natural flow of muck to the store. The applicant beds his cattle on straw and the applicant has deemed the muck store to have a sufficient capacity to store the muck generated from the cattle being housed. There will be no slurry stores in the muck hole and will only have bedding muck stored.

DRY STORAGE OF FODDER

The dry storage of fodder will help preserve and prevent fodder from becoming mouldy. Damp and mouldy fodder can cause serious health implications for livestock. The mould spores are harmful to livestock and can cause respiratory and health issues which are detrimental to the health and welfare of livestock. The proposed replacement fodder and implement store will help the applicant to dry store fodder and improve the health and welfare of the livestock.

DRY STORAGE OF MACHINERY

The proposed building will be used as a machinery storage area. The dry and secure storage of machinery is vital. Machinery which is kept outside is susceptible to the harsh weather, resulting in mechanical malfunctions and electrical problems. These issues result in the machinery breaking down, in turn leaving cattle left unfed and huge costs associated to fix any malfunctions. These costs are an unwanted financial burden to an enterprise run on tight financial margins. Many of the applicant's machinery has electrical components and as such are required to be kept under dry and clean storage, this to ensure they are not damaged by the outdoor elements. The aim is to eliminate breakdowns and unnecessary decay to the vital machinery.

CATTLE HOUSING

The cattle housing will be utilised for the purposes of housing cattle. The addition to the current building will provide a purpose built and well-ventilated area for the cattle to be housed. The housing of cattle during the winter months is essential to ensure the applicants land does not become poached and remains in good heart for the forthcoming spring and summer months.

The additional cattle housing will help to improve the welfare of the cattle. The extra space will provide the housed cattle with more room to move when housed helping to improve the health and welfare of the housed cattle. The applicant plans to increase cattle numbers from 40 to 100 and the addition of the two extra bays will provide necessary cattle housing space.

MUCK STORE

The proposed muck store sits 4 meters below the current building and proposed extension, this follows the natural ground line and will allow the applicant to push the muck out of the shed directly into the muck hole. The muck hole will be constructed of concrete panels. The purpose-built muck store will provide a dedicated area for the storage of muck until the applicants apply the muck to the ground he farms as

fertiliser. The muck will be bedding muck generated by the cattle housed on straw within the building.

SUMMARY

- The proposed developments support the growth and development of the farm business enterprise.
- The farm business has need for additional, fodder and machinery storage.
- The additional cattle housing will provide better health and welfare standards through more space for cattle when housed.
- The proposed muck store will allow the safe storage of bedding muck ready for application on the grassland.
- The proposed developments will be in keeping existing buildings onsite and buildings locally.