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Planning Statement

Proposal:

Agricultural building to store fodder and implements and for lambing

Site Reference:

Manor Park Farm, Cheadle, ST10 1TH

Introduction

This statement has been produced in support of a full planning application for an agricultural building to store fodder and implements and for use during lambing.

This holding is located on the outskirts of Cheadle, in a rural area. This holding rears sheep and produces fodder.

Following the unfortunate passing of the applicants father and subsequent sale of the majority of families holding and buildings, the applicant no longer has any building which are suitable for the storage of the holdings implements, fodder and space to lamb the sheep on the holding.

Agricultural Holding Number

37/022/0499

Animals on the Holding

The applicant currently rears 30 head of sheep and followers.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 167.22m². The floor area of this building will be split into 2 sections, the larger section being used for the storage of fodder, bedding and implements and the remaining section used for lambing, welfare checks on the livestock and housing during periods of inclement weather.

This proposal will assist the holding in being economically viable, more environmentally friendly, provide better welfare facilities for the livestock and provide a covered area to store the holdings implements and machinery.

Use of proposed building

There are no other suitable buildings on the applicant's holding, to house the stock levels and to store the fodder and implements required to manage the holding. The applicant is fully aware of the inadequate storage facilities available.

This building will accommodate the required stocking densities and storage space and enable his tractor to access the building, ensuring good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Shelter should be provided for sheep especially in cold, wet, windy weather, at lambing and after shearing. Very young lambs are particularly susceptible to hypothermia in cold wet weather.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

FABBL requirements state that the space allowance for loose-housed sheep on a solid floor during pregnancy is a minimum of 1.2m² - 1.4m² and 2.0m² - 2.2m² after lambing with lambs at foot up to six weeks of age.

Where possible, pregnant ewes should be kept in groups of less than 50 to allow for better individual recognition and attention at lambing time.

Siting

This structure will be sited in the southeast of the existing building as shown on drawing No. 1144-002.

This location has been identified for use for the proposed building as the site is flat and recessed in the landscape, it relates well to the access track to the upper levels of the holding and will be naturally screened by trees to the south of the building.

Scale

The applicant wishes to erect a steel framed agricultural building 13.7m long x 12.2m wide x 3.66m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site and its use.

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. Rainwater will be harvested into rainwater harvesting tanks and will be used as drinking water for the livestock and for washing down any agricultural vehicles that have worked the land. Should lighting be required within the building it will be of low wattage LED's run off the Solar Panels.

Landscaping

The site already benefits from mature trees, however, the applicant is happy to carry out any additional landscaping schemes specified by yourselves in order to further protect the amenities of the site and the area.

Any trees/whips planted will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Appearance

As indicated on drawing No. 1144-003 this building will incorporate a natural-coloured fibre cement sheeted roof, incorporating GRP rooflights and solar panels to the south slope.

Vertical cladding down to 1.00m above ground level on the west gable elevation to be box profile steel sheeting coloured Juniper Green (12B29).

Vertical cladding to the remainder of the building to be treated Yorkshire boarding set in traditional spaced system.

All roof joints will be made good with matching barge board.

Along both sides of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminating into rainwater harvesting tanks.

Below the cladding will be pre-stressed concrete panels.

The south side elevation will incorporate 2 No. sliding doors operated on double tracks so both doors can be operated at the same time.

We feel these materials will blend into the existing landscape without having an adverse effect.

This building has been designed in accordance with B.S. 5502.

Access

Access to the building will be from existing vehicular roadways and tracks around the holding. The applicant does not seek to increase the number of roadways to or around the holding.

Access can be gained to this holding from Carr Lane, Cheadle.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.