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Planning Statement

Proposal:

General Purpose Agricultural Building, to house and feed livestock and to store fodder and implements

Site Reference:

Elderberry Barn, Benty Grange Lane, Winkhill

Introduction

This statement has been produced in support of a full planning application for a general-purpose agricultural building to house and feed livestock and to provide a storage area for fodder and implements.

This holding is located west of Waterhouses in a rural area, the landscape character type falls within the Gritstone Highland Fringe, the landscape is undulating with plateaus, steep slopes and valleys. The fields in the area are generally enclosed by gritstone walls with some being hedgerow boundaries.

The applicant's land is being used for fundamental agricultural processes. The holding extends to approximately 15 acres in total, split between this site and a site approximately $\frac{3}{4}$ mile north of the applicant's home address (see attached Google Image).

This is the start of the applicant's farming business and will be looking to increase the land holding as and when suitable land close by becomes available. It is applicants wish for the holding to be self-sufficient in terms of producing its own bedding and crops to feed the livestock.

Agricultural Holding Number

37/020/0368

Animals on the Holding

The applicant currently farms 12 head of beef cattle, these are currently housed off site at Longnor, due to the lack of housing on site, this number will increase once housing onsite is erected up to approximately 20 head.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 250.84m². The floor area of this building will be of an open plan type design to allow for flexible use throughout the year.

This proposal will assist the holding in becoming economically viable and ensure the best welfare standards for the livestock.

Use of proposed building

As a result of the lack of storage and housing on the site, the applicant requires this building, to house, feed and handle beef cattle from the age of 8 months old to finishing (approximately 30 months). This building will ensure good welfare facilities for the livestock.

This building will accommodate the required stocking densities and ventilation and also allow for a well-drained, dry lying area. All animals will have access to an adequate supply of clean water at all times. This building will ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for their business.

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

The Welfare of Farmed Animals (England) Regulations 2007 (S.I. 2007 No. 2078) Schedule 1, paragraph 13, states that:

- air circulation, dust levels, temperature, relative humidity and gas concentrations shall be kept within limits which are not harmful to the animal.

All new buildings should be designed with the animals' comfort in mind, and with the aim of preventing respiratory diseases. The buildings should provide enough ventilation throughout the year for the type, size and number of stock to be housed in them.

Government guidance for rearing calves states:

When keeping calves in groups, you need to meet minimum requirements for unobstructed space allowance for each calf.

Live weight	Unobstructed space allowance per calf (square metres)
Less than 150kg	1.5
150kg to 199kg	2
200kg and greater	3

Each calf needs to be able to:

- stand up, turn around, lie down, rest and groom itself easily
- see at least 1 other calf if your holding has 2 or more calves (unless the calf is in isolation following a vet's advice).

You need to:

- light any building housing calves with artificial lighting for at least the same period of time natural light is available between 9am and 5pm,
- clean and disinfect all housing, stalls, pens, equipment and utensils used for calves
- remove all spilt and uneaten food, as well as animal waste (eg faeces).

When you keep calves in a building, floors need to be:

- smooth, but not slippery
- designed so that they don't injure calves or cause them to suffer when standing or lying down
- suitable for the size and weight of the calves
- a rigid, even and stable surface

For bedding and lying areas, you need to:

- give all calves bedding
- keep calves on (or let them access at all times) a lying area that's clean, comfortable, and well-drained
- give all housed calves and calves kept in hutches or temporary structures a lying area with dry bedding (either keep them on this or give them access to it at all times).

FABBL requirements state that the space allowance for loose-housed cattle on a solid floor is a minimum of 3.0m² for 200kg cattle, 3.95m² for 300kg cattle, 4.9m² for 400kg cattle, 5.85m² for 500kg cattle, 6.8m² for 600kg cattle and 9.5m² for 700kg cattle.

Deep litter bedding will be used on the solid floor; this bedding will then be spread back on the applicants land.

This building will be used to store Heston bales of hay and straw. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

This building will also be used to store the implements required to manage the holding these will include a tractor, topper, chain and harrows, and other general agricultural equipment required to run the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

This building will accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Siting

As shown on drawing No. 1146-002 this proposed building will be sited east of the barn conversion outside of the domestic curtilage. This is for ease of the farming process, but still within sight and sound of the building.

The site has a rise over the length of the building as shown on drawings No. 1146-003, the building will be dug into the slope to avoid an engineered look of a raised building. This will also assist in its assimilation into the landscape.

Scale

The applicant wishes to erect an agricultural building extension 18.28m long x 13.72m wide x 3.658m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site and is similar to buildings recently erected in the area.

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. The rainwater will be collected into rainwater harvesting tanks and used as drinking water for the livestock and for the washing down of the agricultural vehicles used to work to the land. Should lighting be required within the building it will be of low wattage LED's.

Biodiversity

See accompanying report and metric.

Landscaping

The applicant has already started to add additional planting to the site in order to assist in blending the building into the landscape, especially when viewed from the A523. They have also proposed additional landscaping as shown on drawing No. 1146-002, however the applicant is happy to carry out any landscaping schemes specified by yourselves in order to further protect the amenities of the site and the area.

Any trees 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. 1146-003 this building will incorporate natural coloured fibre cement roof, coloured Juniper Green (12B29), incorporating GRP roof lights.

Vertical cladding down to gritstone walls that face the concrete panels to both side elevations and the south gable elevation to be box profile steel sheeting, coloured Juniper Green (12B29).

The north gable elevation will be clad down to the concrete panels which will be mainly in the ground as a retaining wall to be treated Yorkshire boarding set in a traditional spaced system. This will allow for the ventilation required with the building when livestock are housed.

Below cladding to be gritstone walling over the concrete panels, the stone will be source sourced from the local area.

The south gable elevation will incorporate a bi-parting sliding door, sheeting with Juniper green flat sheets to match the colour of the cladding.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping into a rainwater harvesting system and collection tank.

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.

The design of the building is specific for the wellbeing of the animals kept therein.

Access

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

Access can be gained to this holding from Benty Grange Lane, Winkhill, Waterhouses.

The vehicle impact to the surrounding area will be unaltered.