

Design and Access Statement for a General-Purpose Agricultural Building

*On behalf of
M Baines*

*Cockett Farm
Basford Green Road
Basford
Leek
ST13 7ET*

*Prepared by
Graham Watkins & Co.*

57 Derby Street

Leek

Staffordshire

ST13 6HU Tel: 01538 373308



Graham Watkins & Co
Chartered Surveyors, Estate Agents
Auctioneers & Valuers



Contents

1.0	INTRODUCTION	3
2.0	LIVESTOCK.....	3
3.0	LAND	3
4.0	SITE ASSESSMENT	3
5.0	PROPOSED DESIGN	3
6.0	PROPOSED USES	3
7.0	DRY STORAGE OF FODDER	3
8.0	DRY STORAGE OF MACHINERY	3
9.0	CATTLE HOUSING	4
10.0	LAMBING SPACE	4
11.0	ENVIRONMENTAL CONSIDERATIONS	4
12.0	ACCESS	4
13.0	SUMMARY	4

1.0 INTRODUCTION

The application seeks a purpose-built portal frame agricultural building at Cockett Farm. The proposed building will be 60ft in length by 50ft in width and of portal frame construction. The proposed building will be solely used for the purposes of agriculture and will be used for the storage of fodder, machinery and the housing of livestock.

2.0 LIVESTOCK

The applicants currently have 15 breeding ewes which are lambing at 160%.

The applicants plan to establish a modest farming enterprise with 30-40 breeding ewes and 20-30 bucket calves which will be reared as store cattle.

3.0 LAND

The applicant farms across 8 acres or thereabouts of grassland.

4.0 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.

5.0 PROPOSED DESIGN

The proposed building will be of portal frame design measuring 60ft in length by 50ft in width, with an eave's height of 14ft. The building will have concrete panelled walls to two meters in height with Yorkshire boarding thereafter to the eaves. The roof will be constructed of cement fibre sheeting with 20% sky lights to reduce the need to use artificial lighting.

6.0 PROPOSED USES

The proposed building will be utilised for the purposes of agriculture. The building will be constructed of four 15ft bays, one bay dedicated to the dry and secure storage of machinery, another bay dedicated to the dry storage of fodder and two bays dedicated to the housing of livestock and straw.

7.0 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.

8.0 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.

9.0 CATTLE HOUSING

The calf 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 calves to be housed. The housing of calves 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.

10.0 LAMBING SPACE

The proposed building provides a vital lambing space for the applicant's sheep to lamb in. the area will provide a clean, hygienic and well-ventilated area for the ewes to lamb and the young and vulnerable lambs to be housed during there first few days of life. The proposed building will provide a spacious area to provide the best possible animal health and welfare standards.

11.0 ENVIRONMENTAL CONSIDERATIONS

The applicant will install a rainwater harvesting system which will store rainwater to be used at the applicant's discretion.

12.0 ACCESS

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

13.0 SUMMARY

- The farm business requires the proposed building.
- The proposed building will help aid and improve animal health and welfare.
- The proposed building is in keeping with existing building locally.
- There is no alternative housing for livestock, fodder, bedding or secure housing for machinery.