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Planning Statement

Proposal:

Agricultural building to cover a manure storage area

Site Reference:

Witherings Farm, Cheadle Road, Alton

Introduction

This statement has been produced in support of a full planning application for an agricultural building to cover an existing manure storage.

This holding is located west of Alton in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 24.28 hectares. This farmland is currently used to rear cattle and to produce fodder. The field boundaries in this area comprise of both hedgerow and stonewalls.

Animals on the Holding

The applicants currently rears approximately 60 beef cattle.

Additional rented buildings/land

The applicant does not currently rent any additional buildings or land in association with this holding.

Existing buildings on the holding

The existing agricultural buildings on the holding are used to house loose-housed cattle and to store the fodder and implements required to manage the holding.

Amount of development

The applicant wishes to erect a steel framed agricultural building extension. The floor area created by this development will be 55.74m². The floor area of this building will be open plan.

This proposal will assist the farm to be economically viable and environmentally friendly, significantly reducing the amount of diffuse water runoff from the holding.

Use of proposed building

This proposal is to provide a roof cover over the existing solid manure store after manure has been removed from cattle housing. It will prevent rain

accessing the manure stored there and therefore significantly reducing the amount of dirty water run-off from the site thus helping prevent any diffuse pollution issues from agriculture.

This building will be used in conjunction with the existing livestock buildings.

Siting

This proposed steel framed building is positioned over the existing manure storage area as shown on drawing No. 1209-002.

The existing ground level falls slightly from southwest to northeast as indicated on drawing No. 1209-001. The internal floor area will be level.

We feel this building has been positioned in the most practical location for its use.

Scale

The applicant wishes to erect a steel framed agricultural building 6.1m long x 9.14m wide x 3.84m high to eaves level.

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

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. A soakaway around or underneath the building will be used to make a low environmental-impact way of dealing with surface water and rainwater unless otherwise specified. Should lighting be required within the building it will be of low wattage LED's.

Biodiversity

This building is exempt under De minimis exemption as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024, Regulation 4, first and second condition as below.

The de minimis exemption only applies to development if the following two conditions are met:

- the development must not impact on any onsite priority habitat; and
- if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow).

The site of the proposed extension is over existing developed hardstanding ground with no grassland being removed.

Landscaping

The applicant is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any trees planted will be fenced from livestock and 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. 1209-001 this building will incorporate a natural-coloured fibre cement sheeted roof to match existing buildings.

Vertical cladding down to existing concrete panels to be box profile steel sheeting coloured Juniper Green (12B29) on the northeast gable elevation. All roof and vertical joints will be made good with matching barge board.

Vertical cladding on the southeast side elevation to be treated Yorkshire boarding set in a traditional spaced system to match the existing building.

Below cladding to be the existing pre-stressed concrete panell wall.

The northwest side elevation to remain open.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe.

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 to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Cheadle Road, Alton.

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