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Planning Statement

Proposal:

Agricultural building for the storage of fodder and implements

Site Reference:

Land south of A523, Ashbourne Road, Bottomhouse

Introduction

This statement has been produced in support of a prior notification application for an agricultural building and poly tunnel green house. The agricultural building will provide a dry storage area for the fodder produced across the holding and reduce the need for plastic wrapping and for the storage of implements and machinery required to manage the holding and forestry activities taking place on site

This holding is located southeast of the Leek in a rural area. The land is largely being used for agricultural and forestry processes. The farmland is currently used to produce fodder and coppicing in association with The Woodland Trust. The holding extends to approximately 27.5 acres in total.

Since the applicants purchased the holding mid-2022, they have removed approximately 70 tonnes of rubble from out of the fields left behind by the previous owners and improved the overall quality of the grassland, this will continue as they plant more trees. They have worked closely with The Woodland Trust and planted (so far) over 2000 trees and shrubs, including 100 Silver Birch, 120 Firs, 150 Beech Hedge Plants, 6 Alder and various fruit trees (see images below). See accompanying photomontage.

They have created vegetable growing area in which they hope to start selling their produce to local businesses and people alongside the fodder they already produce and sell to local farmers and equestrian centres.

Since they have made these improvements to site they have seen a significant increase in wildlife including hares and birds.

To enable the holding to move forward and continue their work with the Woodland Trust they require a building in which to store their implements to manage the holding and coppices they have created and also a poly tunnel in which to grow their vegetables and nurture saplings to be able to plant on the holding and for sale to other local people who are also increasing the biodiversity of their sites in conjunction with The Woodland Trust.

Animals on the holding

The applicant does not currently have any livestock, however they may look to have summer grazing sheep in the future.

Amount of development

The applicant wishes to erect a steel framed agricultural building, with an approximate internal floor area of approximately 83.60m². The floor area of this building will be of an open plan type design. The poly tunnel will have a floor area of 38.92m².

Use of proposed building

As a result of the inadequate storage facilities on site the applicant requires this building in which to store the fodder produced on the holding without the need for plastic wrapping and loss of produce from weather ingress.

The applicant is fully aware of the inadequate storage facilities available.

This building will also be used to store some of the implements used on the holding such as a tractor, topper, chain and harrows, and other general agricultural and forestry 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. The current stable types buildings are not large enough or high enough in which to store the tractor. Any bales they store within the timber buildings they inherited with the site have to be man handled as the door openings are not sufficient for any type of equipment to enter. This is causing unnecessary work and stress for the applicants.

This building will be used to store Heston bales of hay and straw produced on this part of the holding and also on land approximately 4 miles away near Onecote. By enabling these bales to be stored in the building it will reduce the use of plastics therefore helping the holding to become more environmentally friendly.

Siting

This proposed building has been sited over an area that has been previously engineered for hardstanding caravan pitches and make use of the existing access tracks around the holding and the poly tunnel will be sited next to the vegetable growing area shown on Drawings No. 1228-002.

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

Scale

The applicant wishes to erect a steel framed building 13.71m long x 6.096m wide x 3.658m high to eaves level.

The poly tunnel will be 9.14m long x 4.2m wide x 2.4m high. As per the image below.



We feel the scale and appearance of this buildings are appropriate for the site and their use.

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. Rainwater from the building will be harvested into rainwater harvesting tanks for washing down agricultural machinery and watering the planting and vegetable area, any lighting within the building will be run off the solar panels already on site.

Appearance

This building will incorporate a factory coated coloured fibre cement sheeted roof, incorporating GRP rooflights.

Vertical cladding down to within 300mm of ground level to be treated Yorkshire boarding set in a lapboarded system. All roof joints will be made good with matching barge board.

Along each side of the building will be 160mm half round black PVC gutters, complete with 110mm diameter black PVC rainwater piping to terminate rainwater harvesting tanks.

Below cladding to be pre-stressed concrete panels.

The poly tunnel will be covered in a white colour polythene cover.

Access

Access to the building will be from existing vehicular access from the roadway, onto the holding.

Access can be gained to this holding from the A523, Ashbourne Road, Bottomhouse.

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