

DESIGN & ACCESS STATEMENT

Client: M Swann

Little Greenhills Farm

Ipstones Edge

Ipstones

Staffordshire

ST10 2LP

**Proposal: Replacement General
Purpose Agricultural Building**

Prepared by

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Contents

.....	0
1.0 INTRODUCTION	2
2.0 FARM BUSINESS ENTERPRISE	2
LIVESTOCK.....	2
LAND.....	2
3.0 DESIGN – SITE ASSESSMENT	2
4.0 EXISTING BUILDING.....	2
5.0 PROPOSED BUILDING DESIGN – SIZE	2
6.0 PROPOSED BUILDING DESIGN – APPEARANCE.....	2
7.0 PROPOSED USES	3
8.0 DRY STORAGE OF FODDER	3
9.0 DRY STORAGE OF MACHINERY.....	3
10.0 HOUSING OF LIVESTOCK.....	3
11.0 ACCESS.....	4
12.0 VISUAL IMPACT.....	4
13.0 SUMMARY	4

1.0 INTRODUCTION

This document is in full support for a replacement agricultural building at Little Greenhills Farm, there is a current wooden shed and pole structure lean to for the housing of cattle with fodder and machinery stored outside. The applicant proposes a purpose-built livestock housing, fodder and machinery storage building which will be of portal frame construction.

2.0 FARM BUSINESS ENTERPRISE

LIVESTOCK

Beef Cattle 10

The applicant currently rears 5-10 beef cattle per year reared from bucket calves and sold as stores.

LAND

The applicant farms 20 acres or thereabouts of grassland.

3.0 DESIGN – SITE ASSESSMENT

An assessment of the site has been conducted 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.

4.0 EXISTING BUILDING

The existing building is two buildings combined together measuring 4.9m x 4.5m which is a former stable, with a pole barn lean too measuring 4.9m x 2.95m The buildings have an eaves height of 8 foot. The building is used to house the cattle. Fodder, bedding and machinery is currently stored outside with no other provision.

5.0 PROPOSED BUILDING DESIGN – SIZE

The proposed building will measure 30ft x 45 ft with a 15ft x 45ft side extension, the building will have an eaves height of 12ft and will be of portal frame construction.

6.0 PROPOSED BUILDING DESIGN – APPEARANCE

The proposed building will be of portal frame construction with a concrete internal floor and will have concrete panels too two meters with Yorkshire boarded walls to the eaves and cement fibre roof sheeting with 20% sky lights.

7.0 PROPOSED USES

The proposed replacement building will have three separate uses.

1. The housing of livestock during the harshest winter months
2. The dry storage of fodder and bedding
3. The housing of machinery

8.0 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 fodder and implement store will help the applicant to dry store fodder and improve the health and welfare of the livestock.

9.0 DRY STORAGE OF MACHINERY

The protection of farm machinery is vital. The machinery used on the farm is expensive and costly to fix if broken down both in terms of time and money.

The modern farm machinery is used daily on the farm to feed the livestock and tend to the land. Any breakdowns will leave livestock unfed and land un-tended which causes issues for the health and welfare of the livestock under the care of the applicant.

10.0 HOUSING OF LIVESTOCK

The proposed extension will be used to house both calves and store cattle, the housing of young vulnerable calves requires good ventilation and a clean hygienic living area. The young calves are more susceptible to disease and respiratory issues such as pneumonia due to their young age. The proposed building provides a clean and well-ventilated area helping to provide the best health and welfare conditions for the calves to be housed.

The building will be of huge benefit to the farm business providing further cattle housing which will benefit the expansion and growth of the farm business. The design of the building will allow for a clean feeding area, as well as ease of access for cleaning bedding muck used in the cattle housing. The eaves height and building design will allow for good ventilation for the cattle which is vital to the health and welfare of the cattle, poor ventilation leads to respiratory issues such as pneumonia.

11.0 ACCESS

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

12.0 VISUAL IMPACT

The proposed replacement building will improve the visual impact with the current building being an eye sore to the local environment.

The proposed building will reduce the need to use plastic black bale wrap.

13.0 SUMMARY

- The proposed building is in keeping with current buildings locally.
- The proposed building will be of great benefit to the farm providing a safe and secure housing environment and handling environment
- The proposed building will help improve animal health and welfare.
- The proposed building will help promote the longevity of farm machinery.
- The proposed building is a suitable size and character for the size of the holding and the farming activities undertaken.