

DESIGN AND ACCESS STATEMENT

Client: M Wheeldon
17 Eversley Avenue
Leek
ST13 5HS

Site Address: Land off Highup
Road, Leek, ST13 8SD

Proposal: Extension to Existing
Portal Frame Agricultural Building

Prepared by

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1.0 INTRODUCTION

The proposed building will be of portal frame construction used for the storing of fodder and machinery which are used daily on the farmstead. The proposals include a 30ft x 30ft extension to an existing agricultural building. The applicant currently does not have enough provision for the storage of machinery and fodder onsite. Currently there is a 45ft x 30ft building used for the storage of fodder, livestock housing and machinery and as such the applicant requires a dedicated building for the storage of fodder and machinery, with much of the fodder and machinery currently left outside and exposed to the elements.

2.0 FARM BUSINESS ENTERPRISE

The applicants have a beef enterprise.

Beef – 20 head of beef cattle consist of 8 cows and calves and 12 store cattle.

The applicants undertake all animal husbandry in hand.

3.0 LAND

The applicants farm over 34 acres or thereabouts. The base of the operations is at the site on Highup Road extending to 3.38 acres or thereabouts of grassland. The applicant rents a further 30 acres or thereabouts of grassland locally. The applicant undertakes all husbandry in hand.

4.0 PROPOSED BUILDING DESIGN

The proposed building is 30ft x 30ft extension to an existing building which measures 45ft x 30ft. The proposed building will have concrete panels to 1-meter in height with corrugated metal clad sheeting thereafter to the eaves. The building will have one 15ft open bay on the northern aspect.

5.0 PROPOSED USE

The proposed building will be used as a mixed fodder and implement storage building. There is a lack of dedicated fodder and implement storage area on site with many of the applicant's machinery left outside, this damages the longevity of the machinery and increases the chances of theft.

6.0 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.

7.0 DRY STORAGE OF MACHINERY

The dry storage of machinery is vital to the future sustainability of the farm business. Machinery particularly with electrical components when left outside deteriorate rapidly and cause breakdowns and malfunctions. This results in livestock left unfed and land untended which in turn is harmful to the health and welfare of the livestock under the care of the applicant. Therefore, the dry storage of machinery is vital to promote the longevity of the machinery and sustainability of the farm business.

8.0 SECURITY

The site is unprotected only via a 7-bar metal gate off the main High-up Road; the lack of security is of concern to the applicant. The proposed building will provide a secure lockable door to store the applicant's telehandler and tractor and help prevent theft of the vital machinery that is used at least twice daily to feed livestock. The NFU report into rural crime highlights the cost to be in the region of £41,500,000 in 2025 which are the latest reported figures for the cost of tractors stolen, highlighting the severity of rural crime and the impact this has upon the rural community.

9.0 ENVIRONMENTAL CONSIDERATIONS

The applicants have considered the wider environment, and the proposed building will reduce the need to use plastic black bale wrap which is harmful to the environment. The applicants will also be using agricultural machinery less by storing fodder onsite this in turn will help the environment and work towards the NET ZERO 2050 target set by the government.

10.0 SUMMARY

- The applicants have a need for the proposed agricultural building
- The building is in-keeping with existing buildings onsite and locally.
- The proposed building will have great benefit to the applicant's farm business enterprise.
- The proposals aim to reduce the usage of plastic bale wrap which is harmful to the environment.
- The building will help to promote the longevity of the farm business enterprise.