

**AGRICULTURAL
STATEMENT**

**PRIOR NOTIFICATION
APPLICATION FOR AN
AGRICULTURAL BUILDING**

ON BEHALF OF
AF Corbishley & Son

LOCATION

Brookfields
Thorncliffe
Staffordshire
ST13 7LP

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1.0 INTRODUCTION

- 1.1 This document is provided in support of a prior notification application which relates to a proposed agricultural building at Brookfields, Thorncliffe, Staffordshire, ST13 7LP.
- 1.2 The application is accompanied by the following documents:
- Location Plan: ref 13/AFC-016 (Scale 1:2500)
 - Location Plan: ref 13/AFC-017 (Scale 1:500)
 - Scaled drawings of the proposed building: ref 13/AFC-018 & 13/AFC-019
- 1.3 The proposed yard cover is to assist in the operations of an already existing farming enterprise.

2.0 BACKGROUND

- 2.1 The farm has an established sheep enterprise.

The main farming operations of the applicant exist as follows:

(All livestock numbers are dependant on time of year and life cycle of the enterprise)

- SHEEP – 320 breeding ewes plus lambs
- 2.2 The clients farming operations extend to a total of approximately 98 acres which is mainly situated around the main farmstead.
- 2.3 The land is mainly laid to permanent pasture, with the exception of parts which are ploughed for re-seeding purposes.
- 2.4 The client has the usual range of farming effects and implements including tractors, trailers, hay making equipment and tools.

3.0 DESIGN – SITE ASSESSMENT

- 3.1 The proposed development is for a yard cover which will be constructed within the already existing farm buildings as shown on the attached plans. The proposed cover will also be positioned over an already existing area of hard standing currently utilised by the farming enterprise.
- 3.2 The proposed building is to be positioned between two already existing farm buildings. The proposed building will be constructed in accordance with the height of the already existing farm buildings as shown on the attached plans.

3.3 The client has carried out an assessment of the farmstead concluded that the proposed development area is the most suitable. It will incorporate already existing features within the farmstead that are currently utilised by the existing farming enterprises.

4.0 DESIGN - SIZE

4.1 The proposed building will cover a yard area extending to 238 sq m.

4.2 The building will measure 4.27m to the eaves.

4.2 The proposed building has been designed to conform to the height of the existing buildings. This will mean that very little disturbance is caused to the surrounding environmental and visual amenities from the proposed building.

5.0 DESIGN – APPEARANCE

5.1 The proposed building will be of portal framed construction.

5.2 The roof will be constructed from box profile sheeting.

5.3 The floor will remain as existing.

6.0 DESIGN - USE

6.1 The proposed use of the new development is purely agricultural, and is designed to assist an already existing farming enterprise.

6.2 The use of the proposed yard cover will conform to the existing agricultural use of the property.

6.3 During winter periods the farms livestock are fed on a concrete hard standing within the farm yard area at Brookfield. The proposed building will cover parts of this area.

Currently feed and produce is fed on an ad libitum basis, at risk and open to the elements. This results in considerable amounts of wasted hay and feed stuffs due to the inclement weather conditions that are experienced and well known across the Staffordshire Moorlands. The proposed cover will help reduce wastage on the farm of increasingly expensive feed products, which will thus improve the economics of the existing farming enterprise. The cover will also reduce the amount of spoiled feed stuffs being consumed by the farms livestock, thus increasing animal welfare.

6.5 The proposed area is also utilised for handling of the farms livestock. The proposed cover will provide a sheltered area in which this can be done.

6.6 Brookfields is also located within the Catchment Sensitive Farming (CSF) catchment area. The proposed cover will also help reduce the amount of dirty water produced on the farm, and so will conform with the aims and objectives of the CSF scheme.

7.0 ACCESS

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