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Design & Access Statement

Proposal: Agricultural replacement building to house livestock
Site Reference: G & D Shuker & Sons, Elnor Lane Farm, Whaley Bridge, High Peak. SK23 7EU

Character appraisal

This holding is located south of Whaley Bridge in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to 420 acres. This farmland is currently used to rear cattle and to produce fodder. The field boundaries in this area comprise of stone walls and hedgerow.

Amount of development

The applicant wishes to replace an existing building and lean to building 18.500m long x 12.750m wide tapering to 10.400m wide x 3m high to eaves level (floor area: 187.9m²) with a 21.336m long x 12.192m wide tapering to 10.667m wide x 3.658m high to eaves level (floor area: 255.48m²) steel framed agricultural building. The floor area of this building will be of an open plan type design and livestock will be loose-housed.

The additional floor area created by this development will be 67.6m², this is to suit the modern day farming practice and equipment.

This proposal will assist the farm to be economically viable.

The existing building and lean to building to be replaced are run-down, impractical for the modern day farming practice and are beyond economical repair.

Use of proposed building

As a result of the applicants expanding business he requires this replacement building to house and feed young cattle. These cattle will be loose housed on a solid floor.

There is not sufficient enough room in the existing buildings to house the stock levels and to store the fodder and implements required to manage the holding. The existing run-down building and lean to building to be replaced are impractical for the modern day farming practice and are beyond economical repair. The applicant is fully aware of the inadequate housing facilities available.

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Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

The Welfare of Farmed Animals (England) Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 13, states that:

- air circulation, dust levels, temperature, relative humidity and gas concentrations shall be kept within limits which are not harmful to the animal

All new buildings should be designed with the animals' comfort in mind, and with the aim of preventing respiratory diseases. The buildings should provide enough ventilation throughout the year for the type, size and number of stock to be housed in them.

FABBL requirements state that the space allowance for loose-housed cattle on a solid floor is a minimum of 3.0m² for 200kg cattle, 3.4m² for 300kg cattle, 3.8m² for 400kg cattle, 4.2m² for 500kg cattle, 4.6m² for 600kg cattle and 5.0m² for 700kg cattle.

This building will accommodate the required stocking densities and ventilation and also allow for a well-drained, dry lying area. All animals will have access to an adequate supply of clean drinking water at all times.

The design of a dairy unit is a complex equation, bringing together the needs of cow and work-force to attain efficiency and output. The dairy unit should provide an environment easy to manage and give facilities to aid the management.

Deep litter bedding will be used on the solid floor; this bedding will then be spread back on the applicants land.

This building will meet present day welfare requirements and ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Siting

This proposed steel framed building will replace an existing building and lean to building as shown on drawing No. 831-001. These buildings are impractical for the modern day farming practice and are beyond economical repair.

Proposed finished floor level to remain as existing building floor level.

We feel this replacement building has been positioned in the most practical location.

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Scale
The applicant wishes to replace an existing building and lean to building 18.500m long x 12.750m wide tapering to 10.400m wide x 3m high to eaves level (floor area: 187.9m²) with a 21.336m long x 12.192m wide tapering to 10.667m wide x 3.658m high to eaves level (floor area: 255.48m²) steel framed agricultural building.

The additional floor area created by this development will be 67.6m².

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

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. 831-001 this building will incorporate a factory coated coloured fibre cement sheeted roof coloured Slate Blue (18B29) incorporating 8 No. GRP roof lights.

Vertical cladding down 1.829m below eaves level to the north east side elevation and south east gable elevation to be treated Yorkshire boarding.

Vertical cladding down 1.829m below eaves level to the north west gable elevation to be polyester coated box profile steel sheeting coloured Slate Blue (18B29). All roof and vertical joints will be made good with matching barge board.

Below cladding to be a standard concrete block wall.

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.

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The north east side elevation will incorporate a hinged door to suit an opening 6.096m wide.

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.

The design of the building is specific for the wellbeing of the animals kept therein.

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 Old Road, Whaley Bridge.

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

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