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ALLEN & HUNT
CONSTRUCTION ENGINEERS LTD.

Narlow Works
Thorpe, Nr. Ashbourne
Derbyshire. DE6 2AT

Local Requirements

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

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
09/145/0008

Size of holding
The applicant currently farms 420 acres in total of which 300 acres are owned by the applicant. This figure includes existing agricultural buildings and yard area.

This farmland is used to rear cattle and to produce fodder.

Animals kept at the site
The applicant currently farms approximately 350 head of cattle including followers.

Existing buildings on the holding
The existing agricultural buildings on the holding are used to house livestock and to store fodder and implements.

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.

Additional rented buildings/land
The applicant currently rents 120 acres of farmland.

The applicant does not currently rent any additional buildings.

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Proposed size of building

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, this is to suit the modern day farming practice and equipment.

Proposed use of 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.

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.

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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.

Employment at the site
The applicant currently runs the holding himself and does not employ anyone on the holding.

Agricultural Workers Dwellings Appraisal
Not Applicable

Archaeological Report
Not Applicable

Biodiversity Survey & Report
Not Required

Change of use of shops or community facilities to other uses – Supporting Information
Not Applicable

Environmental Statement
Not Applicable

Town Centre Uses –Evidence to accompany applications for town centre uses
Not Applicable

Farm Diversification Schemes – Supporting Information
Not Applicable

Flood Risk Assessment
Not Applicable

Foul Sewage & Utilities Assessment
Not Applicable

Heritage Statement (including listed buildings, Historical features, Archaeological features and Scheduled ancient monuments)
Not Applicable

Land Contamination Assessment
Not Applicable

Landfill Applications
Not Applicable

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Landscaping Details
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.

Lighting Assessment/ Details of Lighting Scheme
Not Applicable

Loss of Employment Land/ Buildings Statement
Not Applicable

Noise Impact Assessment
Not Applicable

Open Space Assessment
Not Applicable

Parking & Access Arrangements
Not Applicable

Photographs & Photomontages
Not provided

Planning Obligations – Draft Heads of Terms
Not Applicable

Planning Statement
Not Applicable

Refuse Disposal Details
Not Applicable

Site Waste Management Plan
Not Applicable

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Statement of Community Involvement
Not Applicable

Structural Survey / Works Method Statement
Not Applicable

Telecommunications Development – Supplementary Information
Not Applicable

Transport Assessment
Not Applicable

Travel Plan
Not Applicable

Tree Survey / Arboricultural Implications
Not Applicable

Ventilation / Extraction Statement
Not Applicable

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