ALLEN & HUNT
CONSTRUCTION ENGINEERS LTD
SPECIALISTS IN STEEL FRAMED BUILDINGS

Local Requirements

Proposal: Agricultural building to house livestock & agricultural infill building to cover an existing cattle walkway
Site Reference: Mr A Burton, Heathfield Nook Farm, Heathfield Nook Road, Harpur Hill, Buxton. SK17 9SA

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
09/128/0111

Size of holding
The applicant currently farms approximately 170 acres. This acreage is 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 107 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 applicant is fully aware of the inadequate housing facilities available.

Additional rented buildings/land
The applicant does not currently rent any additional buildings or land.

Proposed size of building
The applicant wishes to erect a steel framed agricultural building 27.432m long x 15.240m wide x 4.038m high to eaves level. The floor area created by this development will be 418.06m².

The applicant also wishes to erect a steel framed agricultural infill building 4.572m long x 7.010m wide x 5.755m/3.859m high. The floor area created by this development will be 32.05m².

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The total floor area created by this development will be 450.11m².

Proposed use of building – Livestock building

As a result of the applicants expanding business he requires this building to house and feed young cattle and to house calving 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 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.

Stress and discomfort will lead to a reduction in the productivity of the cow and adversely affect the potential return. Advances in breeding are all too often over-ridden by poor housing and therefore full potential is rarely achieved.

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.

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Proposed use of building – Infill building
The applicant wishes to provide a roof over an existing cattle walkway from the existing parlour to the existing cubicle building.

This roof will prevent rain accessing the walkway and therefore significantly reducing the amount of dirty water run-off from the site thus helping prevent any diffuse pollution issues.

The legal obligations of the Cross Compliance Requirements under the Single Farm Payment Scheme and many other legal obligations, including various regulations under, amongst others, The Groundwater Regulations 1998, The Water Resources Act 1991, Part 1 of the Environmental Protection Act 1990, the Pollution Prevention and Control Regulations 2000, Waste Management Regulations 1994, the Cross Compliance Soil Protection Review, the EU Water Framework Directive (Catchment Sensitive Farming) etc., as well as Codes of Good Agricultural Practice for the protection of Water, Air, Soil and the Groundwater Protection Code, etc.

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

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

Land Contamination Assessment
Not Applicable

Landfill Applications
Not Applicable

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

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Planning Statement
Not Applicable

Refuse Disposal Details
Not Applicable

Site Waste Management Plan
Not Applicable

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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