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Design & Access Statement

Proposal: Agricultural replacement building to house livestock & to store fodder & implements
Site Reference: Mr C Garlick, Long Hill Farm, Manchester Road, Buxton. SK17 6SU

Character appraisal

This holding is located north-west of Buxton in a rural area. The land is being used for fundamental agricultural processes. This holding extends to approximately 110 acres. This farmland is currently used to rear 18 breeding cattle and 62 ewes and to produce fodder. The field boundaries in this area comprise of stonewalls.

Amount of development

The applicant wishes to replace an existing run down timber framed building being 10.75m long x 4.33m/3.30m wide (floor area: 38.4m²) with a 17.000m long x 11.500m wide x 3.658m high to eaves level (floor area: 195.50m²) 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 157.10m², this is to suit the modern day farming practice and equipment.

This proposal will assist the farm to be economically viable.

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

Use of proposed building

As a result of the applicants expanding business he requires this building to house cattle. These cattle will be loose housed on a solid floor. This building will also be used to store fodder and implements.

The applicant has only got one agricultural building at Long Hill Farm, this building is run-down, impractical for the modern day farming practice and is beyond economical repair.

Due to the state of the existing building to be replaced the applicant is fully aware of the inadequate housing and storage facilities available.

The applicant currently farms 18 breeding cattle; he is hoping to increase this figure later this year to 20 breeding cattle plus 20 followers.

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

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

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.

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

This building will also be used to store bales of hay and straw. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

In addition to the above this building will also be used to store implements. This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include a tractor, trailer and general agricultural equipment required to manage the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

Siting

This proposed steel framed building will replace an existing run down timber framed building as shown on drawing No. 889-001. This building is impractical for the modern day farming practice and is beyond economical repair.

This replacement building is set 3m west of the existing building and is sited in line with the existing stone wall field boundary. As a result this replacement building will not encroach over footpath 30. This replacement building is also set at least 3m north of the existing underground gas pipes which feed the nearby quarry. These pipes run east-west through the field.

The existing ground level falls from south-west to north-east as indicated on drawing No. 889-001. The applicant can not dig further than 3m into the existing earth bank due to the stability of the bank if he was to dig further.

The area of land where the proposed building will be located will be excavated. The surrounding area will remain as existing ground 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 run down timber framed building being 10.75m long x 4.33m/3.30m wide (floor area: 38.4m²) with a 17.000m long x 11.500m wide x 3.658m high to eaves level (floor area: 195.50m²) steel framed agricultural building.

The additional floor area created by this development will be 157.10m², this is to suit the modern day farming practice and equipment.

We feel the scale and appearance of this replacement 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. 889-001 this building will incorporate a factory coated coloured fibre cement sheeted roof coloured Juniper Green (12B29) incorporating 8 No. GRP roof lights and a vented ridge.

Vertical cladding down 1.829m below eaves level to both gable elevations to be treated Yorkshire boarding.

Vertical cladding down 1.829m below eaves level to both side elevations to be polyester coated box profile steel sheeting coloured Juniper Green (12B29). All roof and vertical joints will be made good with matching barge board.

Below cladding to be pre-stressed concrete panels.

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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.

The east side elevation will incorporate a hinged door to suit an opening 4.250m wide x 3.658m high.

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 the A5004 Manchester Road.

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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