ALLEN & HUNT
CONSTRUCTION ENGINEERS LTD
SPECIALISTS IN STEEL FRAMED BUILDINGS

Local Requirements

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

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
09/128/0010

Size of holding
The applicant currently farms 110 acres in total of which 70 acres are owned by the applicant.

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

Animals kept at the site
The applicant currently farms 18 head of breeding cattle and 62 ewes.

Later this year he is hoping to farm 20 head of breeding cattle plus 20 followers. He also plans to lamb 80 ewes.

Existing buildings on the holding
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.

Additional rented buildings/land
The applicant currently rents 40 acres of farmland.

The applicant does not currently rent any additional buildings.

Proposed size of building
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.

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The additional floor area created by this development will be 157.10m², 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 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.

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.

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

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Archaeological Report
Not Applicable

Biodiversity Survey & Report
Not Applicable

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

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.

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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

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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