ALLEN & HUNT
CONSTRUCTION ENGINEERS LTD
SPECIALISTS IN STEEL FRAMED BUILDINGS

Local Requirements

Proposal: Agricultural replacement building to house livestock and to store fodder & implements
Site Reference: Mr S Booth Millward, Cold Springs Farm, Manchester Road, Buxton. SK17 6SS

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
09/128/0011

Size of holding
The applicant currently farms 150 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 sheep and to produce fodder.

Animals kept at the site
The applicant currently farms 130 head of cattle including followers and 75 sheep.

Existing buildings on the holding
The existing concrete building to be replaced used to be used to house pigs however due to the state of this building it is currently redundant. This building is 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 50 acres of land to obtain silage.

The applicant does not currently rent any additional buildings.

Proposed size of building
The applicant wishes to replace an existing run down concrete building being 18.085m long x 8.762m wide (floor area: 158.46m^2) with a 22.860m long x 9.144m wide x 3.658m high to eaves level (floor area: 209.03m^2) steel framed agricultural building. The floor area of this building will be of an open plan type design and livestock will be loose-housed.

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The additional floor area created by this development will be 50.57m², this is to suit the modern day farming practice and equipment.

Proposed use of building

As a result of the applicants son recently joining the family farming business the applicant has increased his livestock numbers in order to make the business more viable. Since 2010 the applicant has increase his head of cattle to 130 from 80.

The existing concrete building to be replaced used to be used to house pigs however due to the state of this building it is currently redundant. This building is 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.

This proposed replacement building will be used to house and feed cattle. These cattle will be loose housed on a solid floor. This building will also be used to store fodder and implements.

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 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.

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.

A feed barrier will be constructed to allow free and easy access to the food and prevent cow aggression and injury. Individual feeding space of 700mm per cow will be provided to aid grouping and management. The cow will be capable of demonstrating a natural grazing stance.

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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 also be used to store Heston bales of straw and to store implements. This building will 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 run the holding. This building will provide a secure storage area and enable the equipment to be kept out of view.

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

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.

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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

Statement of Community Involvement
Not Applicable

Structural Survey / Works Method Statement
Not Applicable

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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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