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Agricultural Justification Statement;  
Design and Access Statement;

Agricultural Building on Land at Chapel Road, Tunstead Milton, Whaley Bridge, HIGH PEAK  
28<sup>TH</sup> August 2012

The applicant together with his nephew are established farmers in the Whaley Bridge area. They hold land in a number of separate locations. Their main base is at Blackhillgate Farm, Kettleshulme, where the applicant lives. Permission was granted by the National Park for an agricultural multi-function building there, of approx. 300 sq. m., in 2002, which is the only building on their lands which can house sheep. The only other agricultural buildings on their land holdings are those rather run down structures on the application site, of which the machinery / fodder store of 140 sq. m. is the largest.

Land holdings have increased over the decade to the levels below:-

Chapel Road ( application site )	22 acres owned
Cornfield Farm, Kettleshulme	42 acres owned ; 39 acres rented
Blackhillgate Farm, Kettleshulme	53 acres owned
Greenhead Farm and Gap Piece	30 acres owned
Walker Brow	7 acres owned
Lapwing Farm	13 acres rented
Gap	50 acres rented
Werneth Low	30 acres rented ( no buildings )

The land is all grassed, of good average quality grazing.

Stock comprises 650 breeding ewes, producing 1000+ lambs per year.

Guidance produced by DEFRA / Business Link ( copy enclosed ) indicates a housing requirement of between 1 and 2 sq. m. per ewe. Obviously the lambing is staggered so that the maximum housing requirement is a lot less than 650 x 2 sq. m. However, the current area under cover of approximately 500 sq. m. in total on all held land is not adequate for all the agricultural functions ( lambing, feed stuffs, veterinary products, bedding, machinery, transport ), in relatively exposed locations. Most supplies are delivered in bulk, requiring large storage areas.

In addition, the remote location of Blackhillgate is not convenient for the holding at Chapel Road, being a distance away.

The building proposed would be multi-purpose ( purely agriculturally ), mainly for lambing and storage.

The existing machinery shed would remain for the time being. The containers on the west side would be removed. The two free-standing containers would remain as secure storage for veterinary products and more valuable machinery ( they are not visible from the road ).

The design of the proposed building is conventional for agricultural "shed". The dark green corrugated roof and vertical timber boarding would help prevent the building standing out.

The site is well set back into a disused quarry. In addition the ground has been raised on the east and south sides in the past so that the site is effectively screened from all sides. Only the top of the walls and roof would be visible publicly, and only from a small part of the main road.



## Best practice space allowances for sheep

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Category of sheep	Space (square metres)
Lowland ewes - 60-90 kilograms live weight	1.2-1.4 floor space per ewe during pregnancy
Lowland ewes after lambing, with lambs at foot up to six weeks of age	2.0-2.2 floor space per ewe and lambs
Hill ewes - 45-65 kilograms live weight	1.0-1.2 floor space per ewe during pregnancy
Hill ewes after lambing, with lambs at foot up to six weeks of age	1.8-2.0 floor space per ewe and lambs
Lambs up to 12 weeks old	0.5-0.6 floor space per lamb
Lambs and sheep 12 weeks to 12 months old	0.75-0.9 floor space per lamb/sheep
Rams	1.5-2.0 per ram

Space allowances can be reduced by 10 per cent for winter-shorn sheep. Pregnant ewes should be kept in groups of less than 50 where possible. This is to help ensure you can give them the necessary attention at lambing time.