ALLEN & HUNT
CONSTRUCTION ENGINEERS LTD
SPECIALISTS IN STEEL FRAMED BUILDINGS

Local Requirements

Proposal: Agricultural building to house livestock & to store fodder & implements
Site Reference: Mr M Smith, Lakeside, Combs Road, Chapel en le Frith, High Peak. SK23 9UW

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Size of holding
This holding extends to 2 acres at present but the applicant is looking to rent a further 10 acres located across the road from Lakeside.

This acreage is owned by the applicant.

This farmland is currently used to rear and lamb sheep and to produce fodder.

Animals kept at the site
The applicant currently farms 10 head of sheep.

Existing buildings on the holding
At present the applicant currently stores fodder in the existing adjacent building however 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 the applicant is fully aware of the inadequate housing and storage facilities available. The applicant is finding it increasingly difficult and impractical to manage this land without a practical building.

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

The applicant is looking to rent 10 acres located across the road from Lakeside

The applicant currently stores implements at a near-by farm for security reasons, this is under a good will gesture.

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Proposed size of building

The applicant wishes to erect a steel framed agricultural building 13.716m long x 9.144m wide x 4.267m high to eaves level.

The floor area created by this development will be 125.42m².

Proposed use of building

As a result of the applicants expanding business he requires this building to house and lamb sheep and to store fodder and implements.

At present the applicant currently stores fodder in the existing adjacent building however 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 the applicant is fully aware of the inadequate housing and storage facilities available. The applicant is finding it increasingly difficult and impractical to manage this land without a practical building.

This proposed building will be used to house and lamb 10 head of sheep. These sheep will be loose housed on a solid floor.

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

Shelter should be provided for sheep especially in cold, wet, windy weather, at lambing and after shearing. Very young lambs are particularly susceptible to hypothermia in cold wet weather.

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 sheep on a solid floor during pregnancy is a minimum of 1.2m² - 1.4m² and 2.0m² - 2.2m² after lambing with lambs at foot up to six weeks of age.

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

Where possible, pregnant ewes should be kept in groups of less than 50 to allow for better individual recognition and attention at lambing time.

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

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In addition to the above this secure building will also be used to store implements in which are either currently left outside exposed to the elements or stored at Lane End Farm, Combs (under a good will gesture) and have to be transported to Lakeside which is impractical, time consuming and not cost effective. This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include a tractor, topper, mower and sheep handling 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.

Due to the existing building at Lakeside being impractical for the modern day farming practice the applicant is unable to store all his implements within the building. As a result the applicant currently stores implements at a near-by farm for security reasons.

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

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

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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

Planning Statement
Not Applicable

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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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