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Design & Access Statement

Proposal: Agricultural replacement building to house livestock & to store fodder & implements
Site Reference: Mr R Wood, Reservoir Keepers House, Melandra Road, Melandra, Glossop, Derbyshire. SK13 6JQ

Character appraisal

This holding is located north west of Gamesley and south west of Woolley Bridge in a rural area. The land is being used for fundamental agricultural processes. This farmland extends to 18 acres in total of which 8½ acres are owned by the applicant. Since application No. HPK/2013/0317 the applicant has taken a further 3½ acres on a 12 month renewable lease. This farmland is currently used to rear cattle and sheep and to produce fodder. The field boundaries in this area comprise of stonewalls.

The applicant only has one agricultural building on the holding. This timber framed building is run down, impractical for the modern day farming practice and is beyond economical repair.

Amount of development

The applicant wishes to replace an existing run down timber framed building being 9m long x 8m wide (floor area: 72m²) with a 9m long x 8m wide x 3.2m high to eaves level (floor area: 72m²) steel framed agricultural building. The floor area of this building will be of an open plan type design and livestock will be loose-housed.

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

The applicant moved to this holding in March 2010. Over the past three years the applicant has stock-proofed fenced the holding and restored the ground to be suitable to keep livestock.

The applicant currently farms 2 steer cattle, 3 Galloway cattle and 6 sheep on his 18 acre holding however he wishes to increase his sheep numbers to 20. The applicant has already increased his cattle numbers since application No. HPK/2013/0317.

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The applicant has only got one agricultural building on the holding; this timber framed building is used to store small implements and the applicants 330 conventional bales of hay produced off his own land in 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 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 cattle and sheep. These livestock will be loose housed on a solid floor. This building will also be used to store fodder and implements.

This replacement 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.

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.

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.

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.

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

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This building can also be used for an isolation unit for any sick/injured animals.

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

In addition to the above this secure building will also be used to store implements in which are currently left outside exposed to the elements. This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include a Massey Ferguson tractor and loader, miniature tractor, rotavator, potato planter and ridger, rigid power harrow, chain harrows and general agricultural equipment required to manage the holding. This building will provide a secure storage area and enable the equipment to be kept out of view.

This replacement building will also continue to be used to store conventional bales of hay produced off his own land. This year the applicant produced 332 bales of hay compared to 157 bales last year. These bales are currently stored in the run down building to reduce the use of plastics however this building is leaking resulting in the hay getting wet. This building will also be used to store bales of straw and to store animal feed. By enabling bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

Siting
This proposed steel framed building will replace an existing run down timber framed building as shown on drawing No. 994-001.

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

We feel this replacement building has been positioned in the most practical location.

Scale
The applicant wishes to replace an existing run down timber framed building being 9m long x 8m wide (floor area: 72m^2) with a 9m long x 8m wide x 3.2m high to eaves level (floor area: 72m^2) steel framed agricultural building.

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.

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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. 994-001 this building will incorporate a factory coated coloured fibre cement sheeted roof coloured Juniper Green (12B29) incorporating 4 No. GRP roof lights and a vented ridge.

Vertical cladding down 1.7m below eaves level to be plastic 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 a stone clad wall.

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 north gable elevation will incorporate a roller shutter door to suit an opening 4.5m wide x 3.2m high.

The north gable elevation will also incorporate a personnel door.

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 Melandra 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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