



PLANNING STATEMENT IN RELATION TO A FULL PLANNING APPLICATION

FOR THE

ERECTION OF AN AGRICULTURAL BUILDING

AT

HASLIN HOUSE FARM

HARPUR HILL

BUXTON

SK17 9PW

ON BEHALF OF

WS WRIGHT

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1.0 INTRODUCTION

- This Statement has been produced to support a full planning application to High Peak Borough Council in relation to agricultural development at Haslin House Farm.
- Haslin House Farm is a working beef and sheep farm managing a total landholding extending to 350 acres (141.643 hectares).
- This application is similar to a previous approved development which was not constructed and therefore the permission has now lapsed (see Planning Reference DET/2005/0015 and DET/2005/0014).
- This application seeks consent for two elements-
 - ✓ Erection of a modern livestock housing unit
 - ✓ Extension to existing livestock housing to cover existing outside yard area.
- This Statement is accompanied by the following plans–
 - ✓ Location Plan (HHF-001)
 - ✓ Block Plan (HHF-002)
 - ✓ Existing and Proposed Elevations (HHF-003)
 - ✓ Roof plan (HHF-004)
 - ✓ Floor Plan (HHF-005)

2.0 BACKGROUND TO THE FARM BUSINESS AND NEED FOR IMPROVED LIVESTOCK HOUSING

- Haslin House Farm is an established family business comprising a substantial beef and sheep enterprise. Haslin House Farm is the base of the operations with the total agricultural landholding extending to 350 acres (141.643 hectares).
- With a sheep flock 350 ewes and 20 rams and an expanding beef herd, the applicants do not have sufficient housing available to them. Furthermore, the applicants intend to increase their breeding herd from 35 suckler cows to 45 suckler cows, thus putting increased pressure on the current housing which is substandard.
- Improving livestock housing standards is a recognised method of improving animal welfare, increasing farm productivity and improving efficiency. The existing livestock housing is not suitable for modern operations with small cubicles which are not suitable for the size of the commercial limousin cross cattle kept by the applicants. Some of the cattle housing is located within the traditional buildings with restricted access with machinery for feeding, bedding and cleaning out.
- The applicants need to invest in a modern livestock building which will provide a safe and efficient method of housing cattle during the winter period. Furthermore, the building will provide improved housing standards ensuring that the applicants comply with current animal welfare standards.

3.0 PROPOSED AGRICULTURAL DEVELOPMENT

3.1 – Siting and Size

- The proposed development has been sited within the existing yard area and adjacent to the existing livestock housing. Furthermore, the location will allow manure to be collected in the adjacent store.
- The size of the building is commensurate with size of the expanding beef enterprise. Suckler cows will be housed within the cubicle area with the individual pens used for youngstock of varying ages and bulls.

3.2. Design and Appearance

- The proposed development adjoins the existing livestock housing and is of a similar scale and massing.
- The materials proposed replicate those used on the adjoining building for consistency in design.

3.3. Landscape and Visual Impact

- The proposed building is sited within the existing farm complex and group of agricultural development.
- Within the wider landscape, there are minimal views of the building, and any views are in context with the other agricultural development at Haslin House Farm.

4.0 ANIMAL WELFARE & ENVIRONMENTAL CONSIDERATIONS

- The livestock building is designed in accordance with the highest standards of animal welfare and will provide sufficient warmth, shelter and ventilation as necessary for housed cattle.
- The building will allow sick or injured animals to be handled safely and kept under close supervision, comfortable and easily accessible to administer required medicine or injections.
- The livestock will be housed on a straw yard or within the cubicle area with manure managed in accordance with good environmental practice and Cross Compliance guidelines.
- Surface water falling on the rooftop of the building will be separated from dirty water.

5.0 CONCLUSION

- This proposed scheme has been carefully prepared to seek a solution to the applicant's livestock housing problems whilst balancing other planning considerations.
- The proposed development will provide a building suitable for modern cattle housing standards to provide a safe, efficient and high welfare facility to house cattle during the winter period.
- The building is of a size, scale and massing which is appropriate for the location and is carefully sited within the existing farm complex.
- Consideration should also be given to the positive contribution which this farm business makes to the local landscape and rural economy. Furthermore, an understanding of the flexibility that is required to meet the environmental objectives of grazing management including the removal of livestock during certain times of the year when weather conditions do not allow grazing.