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Planning Statement

Proposal:

Agricultural building to lamb and house sheep and store fodder and implements

Site Reference:

Mr B Brocklehurst, Land South of Batham Gate Road, Buxton SK17 8AH

Introduction

This statement has been produced in support of a full planning application for an agricultural building to house, lamb and feed sheep and to store fodder and implements.

This holding is located northeast of Buxton in a rural area. This holding extends to approximately 10.5 acres of which 6.5 acres is owned. This holding rears sheep and produces some of its own fodder.

The main owned land is approximately 9 miles away in Taxal, with further rented land in Small Dale. Both parcels of land have no buildings on. For the welfare of the livestock whilst lambing and security of the applicants implements the proposed location is the best option.

Unfortunately, the applicant has suffered from thefts of diesel and attempted theft of implements in the past couple of years, this building would provide a secure place to store the applicants implements close to home and within view of the house.

This building will also provide somewhere for the fodder and bedding to be stored, so the applicant can reduce the amount of plastic waste and enable the holding to become more sustainable and environmentally friendly.

Lambing is usually done late March/early April. The building will provide the much-needed housing as the current housing is falling far below any standards for the welfare of the sheep and lambs within.

The applicant's intentions are to remove the existing building and container from the site and generally make the site tidier for the welfare of the livestock and also for the aesthetical view point of himself and the neighbours.

Recent Relevant Applications

There have been no recent planning applications on this holding.

Agricultural Holding Number

09/141/0138

Animals on the Holding

The applicant currently rears 10 ewes as he does not have the housing capacity for anymore livestock.

He would like to see the flock increase in size over the next couple of years to approximately 30 sheep.

Amount of development

The applicant wishes to erect a steel framed building similar to the design of his neighbours. The floor area of the building will be approximately 83.61m².

The floor area of the existing building is 25.5m². The proposed building will give an additional floor area of 58.1m².

This proposal will assist the holding in being economically viable and more environmentally friendly.

Use of proposed building

With the applicant's desire to increase the size of his holding and livestock numbers, this building is required for animal welfare needs, such as housing during periods of inclement weather, during lambing and after shearing.

There are no other suitable buildings on the holding. The applicant is fully aware of the inadequate housing and storage facilities available.

This building will accommodate the required stocking densities and storage space 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.

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 structure will also be used as a covered sheep handling area to assist in the general welfare and wellbeing of the sheep.

This building will be used to store bales of hay and straw. By enabling these bales to be stored in the building it will reduce the use of plastics and also enable the applicant to purchase larger quantities reducing the cost and number of deliveries to the holding, therefore creating a more environmentally friendly holding and reducing their carbon footprint.

In addition to the above this building will also be used to store implements. This building will also enable the applicant to have shelter to mend any broken-down implements. Implements to be stored include small tractor, topper, mower, ATV, muck spreader and other general agricultural equipment required to run the holding. This building will enable the equipment to be kept on the holding out of view and restricts the chances of the implements being stolen.

Siting

This structure will be sited southwest of the neighbouring buildings as shown on drawing No. 1087-001.

We feel this building has been positioned in the most practical location for security and animal welfare.

Scale

The applicant wishes to erect a steel framed agricultural building 9.144m long x 9.144m wide x 3.5m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site and be seen in context with the neighbouring buildings.

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. The rainwater will be harvested into tanks and used as drinking water for the livestock and as a natural water source for washing down agricultural equipment. Should lighting be required within the building it will be of low wattage LED's.

Landscaping

Landscaping in the area is sparse, however, the applicant is happy to carry out any landscaping schemes specified by yourselves in order to further protect the amenities of the site and the area.

Any trees planted 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.

Appearance

As indicated on drawing No. 1087-002 this building will incorporate a box profile steel sheeted roof, coloured Juniper Green (12B29).

Vertical cladding down 1.750m below eaves level to both side elevations and both gables to be box profile steel sheeting coloured Juniper Green (12B29).

All roof and vertical joints will be made good with matching pressed metal flashings.

Along both sides of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate into rainwater harvesting tanks.

The northwest gable elevation will incorporate 1 No. 3.66m wide x 3.50m sliding door.

Below the cladding will be concrete block walls.

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.

Access

Access to the building will be from existing vehicular roadways and tracks around the holding. The applicant does not seek to increase the number of roadways to or around the holding.

Access can be gained to this holding from the Batham Gate Road, Peakdale, Buxton.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.