

DESIGN AND ACCESS STATEMENT
AND AGRICULTURAL DEVELOPMENTS STATEMENT

PLANNING APPLICATION FOR AGRICULTURAL
DEVELOPMENT

ON BEHALF OF

Richard Aw

LOCATION

Ambers Nook
Broad Lane
Brown Edge
Endon
ST6 8TU

PROPOSED DEVELOPMENT

Agricultural building used for storing fodder and the housing of livestock

Prepared By

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1.0 INTRODUCTION

- 1.1 This document is in support of a full planning application for a new fodder storage and livestock building which is located at Ambers Nook, Broad Lane, Brown Edge, Endon ST6 8TU.
- 1.2 The proposed building is a new portal frame fodder storage building. The building will allow storage of fodder which is brought onto the holding from separate locations.

2.0 USES

- 2.1 The client owns 3.53 acres or thereabouts. The land is grassland being permanent pasture.
- 2.2 The owner plans to have a smallholding consisting of a small flock of sheep. This is not currently possible without the agricultural building.
- 2.3 The building will be used to store fodder for the livestock on the holding. This in turn reduces the need to travel weekly to bring fodder onto the holding for the livestock.
- 2.4 The building will also be used to house sheep during the harshest parts of the winter months and for lambing to ensure the best possible animal welfare standards.

3.0 DESIGN – SITE ASSESSMENT

- 3.1 The client has carried out an assessment and has concluded that the proposed site is the most suitable for the new development without causing significant damage and disturbance to the surrounding environment and landscape, and without causing significant disturbance to the existing operations.
- 3.2 The location of the proposed building has been carefully sited, allowing for the development to be in-keeping with the already existing buildings.
- 3.3 As will be seen from the attached plans the proposed building will be located adjacent and opposite to the already existing buildings, as well as incorporating an existing yard area. The position of the building allows minimum visual impact from neighbouring property and the highway.

4.0 DESIGN – SIZE

- 4.1 As can be seen from the attached plans, the proposed building will be of portal framed design and will be adjacent to an existing building. The building will be 30 ft wide by 30 ft in length. The height to the eaves will be 12 ft from ground level with a standard agricultural pitch.
- 4.2 The building has been sized so it can provide adequate storage for the fodder requirements of the holding over the winter months.

5.0 DESIGN – APPEARANCE

- 5.1 The proposed building will be of portal framed construction. The building will have corrugated green sheeting walling to be in keeping with the natural surrounding environment.
- 5.2 The roof will be constructed from cement fibre and 20 % sky lights. It is proposed that will be finished in a natural colour, which considers the interest of the wider visual impact of the building on the surrounding environment and character of the landscape.
- 5.3 Please note the client is prepared to accept suggestions from the local authority with regards to the appearance of the building.

6.0 ACCESS

- 6.1 It is not considered that any additional access will be required to the main road as the trackway from the road is more than suitable.
- 6.2 It is therefore not considered that any further consultation with the highway authority is necessary

7.0 DEVELOPMENT PROPOSAL/AGRICULTURAL JUSTIFICATION

7.1 The application for the new agricultural building at Ambers Nook, Broad Lane, Brown Edge, Endon ST6 8TU, has been submitted to allow the erection of the agricultural building to store fodder and help promote good animal husbandry and animal welfare during lambing time and the harshest winter months.