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Agricultural and Planning Statement

*For, Lyme House Farm, Thornley with Wheatley
Applicants E Roper and Sons*

This full planning application is submitted for a proposal to erect an agricultural building to provide cattle facilities. The site set well back from the road, is adjacent to existing farm buildings and accesses directly from the existing cattle housing, farm land and the farm access drive. The building is reasonably required for the existing agricultural business.

Agricultural Justification

Proposal to create a building to house cattle facilities. The need for a separate cattle handling system under cover and separate from the cow and heifer housing has been identified by the applicant and his advisors. This will be used to provide the necessary facilities for the dairy herd, dry cows and in calf heifer replacements. As with all livestock businesses there is increasing welfare regulation, detailed dairy contracts and regular veterinary inspections for record keeping. The provision of safe and stress free facilities for both cattle and farmer are paramount. Such facilities will include cattle handling system with footbath, bull pen and straw bedded pens for natural service, storage room, feed storage, tanks and piping. The building will be run together with a sustainable integral rainwater harvesting system to make best use of clean roof water and minimize the use of the soakaway for rainwater in periods of intense rainfall. There will also be provision for the young heifer and beef rearing enterprises. Given the significant fluctuations heifer replacement prices as a result of supply, market and currency fluctuations it is necessary to carry more replacements on hand. The business can then weather the more difficult times forecast ahead following departure from the EU agri support mechanisms.

The herd had relied on a number of bought in heifers each year but now the herd is more established. The quality home bred heifer calves are being reared along with a number of beef calves which has increased the demands on existing buildings for livestock handling facilities. As such the existing dairy and heifer rearing livestock buildings do not provide any spare space to provide for the requirement. The proposed cattle facilities building seeks to remedy this deficit.

Design

The new building is to be of the same construction and materials as the more modern buildings on the site. The orientation is parallel to the existing adjacent buildings. The proposed new building will be reducing the apparent visual impact of existing buildings as the roofline is lower than that of the adjacent building. The materials to be used are a steel frame, fibre cement roof and with reinforced concrete panelled walls with vented profile steel cladding/timber space boarding above. The suggested colour or the profile sheets is juniper green to match some of the existing modern buildings.

Transport & Access

Access to the site is from the public highway uses the existing entrance and drive. The existing entrance is onto a straight section of road with good sightlines. This application does not seek to alter the existing entrance or usage of it.

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Access around the Building

Access to and around the building is to be from the existing farm yard area and adjacent farm buildings. The new cattle facilities building will service the existing farm buildings.

Appearance

The materials are going to be similar to the completed modern buildings in the existing farmstead. With the roofline lower than the existing range of buildings, the new building will add negligible visual impact to views from the road to the west as it will set below the roofline of the more dated modern farm buildings. These older buildings appear to be in a tired condition on the approaches to the farm so there are some overall screening benefits.

Conclusion

The proposed building will improve the management of the holding and the welfare of dairy cows, dairy heifers, and beef cattle.