

Agricultural and Planning Statement

For, Thornley Hall Farm, Thornley with Wheatley
Applicants : H E Airey & 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 silage clamp, farm building and accesses directly from the cattle housing, farm land and the farm access drive. The building is reasonably required for the 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 dairy 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/calving, 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 a soakaway for rainwater in periods of intense rainfall. There will also be provision for the young heifer and beef rearing enterprises. Given the significant variations in milk and 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 current EU agri support mechanisms. 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 silage clamp and buildings. The proposed new building will be reducing the apparent visual impact of existing silage clamp. 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 design and materials finish are to have regard for the siting and to match some of the existing modern farm buildings.

Transport & Access

Access to the site is from the public highway uses the existing entrance and drive. 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 farm yard area and adjacent farm buildings. The new cattle facilities building will service the farm buildings.

Appearance

The materials are going to be similar to the completed modern buildings in the existing farmstead. With the roofline mostly screening the existing silage clamp the new building will add negligible visual impact to views from the road to the east. 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.