

Agricultural, Design and Planning Statement

*For, Thornley Hall Farm, Thornley with Wheatley
Applicants : G E Airey & Sons*

This planning application is submitted for a proposal to erect a new agricultural livestock building close to the existing livestock building to provide additional young-stock accommodation. In addition there is proposed an access track and concreting to yard areas. The site is set well back from the road, close an existing livestock building and is to the rear of the existing farm buildings and accesses directly from the farm land and existing farm yard.

Agricultural Justification

This is a proposal to create a livestock building for young-stock. The need for a separate livestock building to serve the young-stock and home bred heifers has been identified by the applicant and his advisors. 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.

Given the significant variations in milk and heifer replacement prices as a result of supply, market and currency fluctuations it is necessary to provide a greater level replacements. The business can then weather the more difficult times forecast ahead following departure from the current EU agri-support mechanisms.

A greater number of quality home bred heifer calves are being reared along with a number of beef calves which has increased the demands on existing buildings. The proposal will be purpose built and equipped for young-stock housing. As such the existing dairy and heifer rearing livestock buildings do not provide any spare space to provide for the decreased density of stocking per pen and increased space requirements. The proposed modern young-stock 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 livestock building. The proposed new building will be reducing the apparent visual impact of existing livestock building close by to the south east. The materials to be used are a steel frame, fibre cement roof (colour natural grey) with clear plastic roof-lights, gates (metal sheeted, juniper green) and with reinforced concrete panelled walls with tanalised timber boarding above. Additional concreting to immediate yard areas is proposed to the north and east. A limestone track will access the adjoining field. The design and materials finish have regard for the siting and match the existing modern farm buildings.

Access around the Building

Access to and around the building leading from the existing concrete apron/stoned hard standing is to be from the adjoining fields, farm yard area and adjacent farm buildings. Part of this area is to be concreted so clean surfaces can be maintained. The new livestock building will serve year round the young-stock requirements.

Access

The site is accessed from the existing farm yard and seeks to house animals already on/to be born on the holding. The proposed activity does not seek to alter the existing road access or the use of it. There are no public footpaths on the site of the proposal and none in a proximity which would be affected by the proposed building works or use of the proposed young-stock building.

Appearance

The materials are going to be similar to the completed modern buildings in the farmstead. With the roofline adding to screening of the existing livestock housing the new building will add nil visual impact to views from the road to the south east. The west elevations will show the majority timber space board cladding which is preferable to an open side and visible paraphernalia. Having the same material finish as the existing adjacent building, it does not look any different from the (limited views) and the appearance is similar to the existing building. The site is already below the higher level of buildings to the east which provide additional screening. In addition a row of mature trees, on other land to the east provides significant screening of the existing farmstead. The chosen site, materials and design have been assessed as suitable to fit close within the existing farmstead area. These do not unduly impact the setting within the Forest of Bowland AONB and have regard for the relevant planning policies and the management plan.

Conclusion

The proposed new livestock building for young-stock will improve the management of the holding and the business which includes the feeding, and maintaining the high welfare status of the young dairy heifers and young cattle. The agricultural building for farm livestock is both necessary and reasonably required for the existing agricultural business.