

## Agricultural, Design and Planning Statement

For, Yew Tree Farm, Chaighley

Applicant : J Holden

### Description of Development -

“Proposal to erect one agricultural general purpose building and two livestock buildings to cover existing hardstanding, livestock accommodation and concrete yard.”

This planning prior notification application is submitted for a proposal to erect a new agricultural general-purpose storage building and two agricultural livestock buildings. The livestock building is proposed to be attached to an existing livestock parlour building. Adjoining to the west end of this is the proposed agricultural general purpose building. Adjoining both to the east is the proposed youngstock building to provide additional youngstock accommodation. In addition, there is proposed concreting to yard areas. The existing farmstead is set well away from the road, with the site within a group of existing livestock buildings and is in between some of the existing farm buildings with access directly from the farmland and existing farmyard.

### Agricultural Justification

This is a proposal to create a general purpose store and two livestock buildings. The needs for the proposed buildings are to serve the increased/future numbers of livestock, young-stock and home bred heifers which have been identified by the applicant and his advisors. The buildings 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 of home bred replacements. The business can then weather the difficult times which have now followed the departure from the previous UK and EU agri-support mechanisms.

The proposed agricultural general purpose building will cover an existing hardstanding which has been used for storage for the last eight years. The proposed roofed area is now required to provide a dry space protected from the weather and include provision for livestock equipment, feed, fodder, machinery for feeding the livestock and youngstock in the proposed adjoining livestock buildings. The proposed livestock building and youngstock building will provide a new roof cover over existing accommodation and additional up to date high welfare accommodation. The proposed eaves and ridge heights are required to provide suitable heights of doorway access, working space with modern farm machinery and adequate ventilation for the increased number of animals.

The livestock building will provide in addition to the existing accommodation a number of individual and small group straw bedded pens. These will provide for the greater number of the youngest quality home bred heifers which are being reared along with a number of the youngest beef animals which have increased the demands over and above that provided by the existing buildings. The proposed adjoining youngstock building will in turn add to the existing accommodation to provide for the increased numbers of older ages including stirks and yearlings.

The proposals will be purpose built and include the additional pens suitably equipped. The existing livestock and young-stock accommodation in the existing buildings do not provide any spare space to provide for the required decreased density of stocking per pen. The proposals from commencement would include the original accommodation and new pens for the required stocking rates and additional space requirements. The proposed modern buildings will remedy the highlighted deficit and provide light well-ventilated accommodation. In addition, there is already a requirement to minimise rainwater runoff from open yards. Schemes exist which advise the remedy these themes by providing additional roofs to cover such areas and are actively encouraged.

The existing livestock accommodation/buildings to be covered over provide the only specialist accommodation at present so will not be demolished prior to the proposed developments being commenced if approved. The existing buildings will be roofed over and continue to provide the existing pens and accommodation. Small parts of the existing buildings will be adapted, each in turn, including the sections of external walls (parts removed shown in brown on Plan 2a) which are proposed to be replaced with the new external materials outlined below and shown on the plans. The proposals for the new buildings and additional facilities are costly so the project will be spread over a time commencing with the provision of frames and roofs. Additional pens can be fitted when dry cover is provided. Where required the original roofs can then be removed. This will be necessary to facilitate the required provision of natural light and provide the recommended levels of ventilation to the existing accommodation retained. To follow this, the proposed buildings can then receive the addition of external walls, cladding, sheeted gates and doors. This will be required to provide adequate protection from winter weather and so the intended improvements to external appearance can be achieved. The proposals can be substantially completed within the usual and prescribed time frames.

## Design

The proposed buildings are to be of the same construction and materials as the more modern buildings on the site. The proposed orientation is regularised and parallel to the existing parlour building. The proposed new storage building will have sheeted gates at the west end for access. The livestock buildings will be mainly timber clad on the frontage of the east gables and with some gates and sheeted gates the doorways.

The proposed eaves and ridge heights are required to provide suitable heights of doorway access, working space with modern farm machinery and adequate ventilation for the increased number of animals.

There will be of no greater apparent visual impact than the existing high storage building, existing livestock buildings and the dairy/parlour building adjoining to the north. The materials to be used are steel frames, fibre cement roofs (colour natural grey) with clear plastic roof-lights, gates (where clad to be metal sheeted, juniper green) and with concrete walls with vented profile sheet cladding (west) and tanalised timber boarding (east) above. Additional concreting to immediate yard area is proposed. The design and materials finish have regard for the siting and provide a close match to the existing modern farm buildings.

### Access around the Building

Access to and around the proposed buildings leads from the existing concrete apron and 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 buildings will serve the year round the young-stock requirements to balance grazing and the making of fodder before each winter.

### Access

The site is accessed from the existing farmyard and seeks to continue housing, with additional space, animals already on and conceived 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 proposals, none on the holding, or close by which might be affected by the proposed building works or use of the proposed buildings.

### Appearance

The proposed buildings are shorter than the existing parlour building which will remain dominant. The proposed youngstock building will be shorter than the two other proposed buildings. This layout reflects the existing layout, with the proposed lower eaves height (south) of the youngstock building which minimises impact towards the stone barn and farmhouse. The proposed materials are going to be similar to the existing modern buildings in the farmstead.

With the proposed new rooflines adding to screening of the existing livestock buildings the new buildings will add nil visual impact to views from the road which is distant to the south. The site and farmstead already benefit from the suitable screening of the intervening high hedges and mature trees in field boundaries.

On approach using the private drive, the south east gables will show the majority natural timber space board cladding which matches the existing buildings. Having the same materials finish as the existing adjacent parlour building, the proposals appear similar from the very limited distant views.

The appearance is similar to the existing larger livestock buildings within the same group to the north and west. In addition, existing rows of mature trees, existing mature hedgerows on land to the north and south together with existing mature woodland to the east and west all combine to provide significant screening of the existing farmstead.

Following a site selection process, the chosen site, materials and design have been assessed as suitable to fit close within the existing farmstead area. The proposals do not unduly impact the setting within a lowland farmland land use, do not harm the wooded valleys landscape character type of the National Landscape Area (formally Forest of Bowland AONB) and have regard for the relevant planning policies and the management plan.

## Conclusion

The proposed new agricultural general purpose building, livestock building and young-stock building 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 proposed agricultural general purpose building and two livestock buildings are suitably designed for purpose, do not harm the immediate or wider setting, provide necessary improvements and are reasonably required for the existing agricultural business.