PROPOSED AGRICULTURAL BUILDING
(COVERED MUCK STORE AND CALVING PENS)
AT BARDEN FARM, MAIN ROAD, SMALLEY, ILKESTON, DE7 6EE

DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT, INCORPORATING AGRICUTLURAL JUSTIFICATION

Woodcock Rural Surveyors Ltd

RURAL PRACTICE CHARTERED SURVEYORS & AGRICULTURAL VALUERS

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1.0 Introduction

1.1 This proposal is to erect a general purpose agricultural building ("the Application") at Barden Farm, Main Road, Smalley, Ilkeston, DE7 6EE ("the Site"). The Application is made on behalf of D G Allen ("The Applicant").

1.2 This document is designed to enable the local planning authority to understand the analysis which has underpinned the design and how it has led to the development of the scheme. This document explains the design and access issues that have been considered as part of this proposal and should be read in conjunction with the plans and drawings as submitted.

1.3 The proposed location is situated within the Green Belt and so consideration is given to how the Application complies with national and local planning policies as well as the agricultural justification that underpins the requirement for a new building.

2.0 Background

2.1 The Applicant, trading as D G Allen, under CPH number 09/242/0019, purchased Barden Farm over 40 years ago to set up a small dairy farm. Over the years, Mr Allen built up the farm, purchasing more land and more cattle, until he was milking 150 Holstien Friesians. Mr Allen gave up milking 7 years ago and now runs a large suckler herd. The farm is three generational, Mr Allen employing three full-time family members and a fourth employee who has been with Mr Allen for over 16 years.

3.0 The Farming Business

3.1 The holding comprises approximately 500 acres, all of which is owned, approximately 300 acres in a ring-fence around the farmstead. The farm comprises a large suckler herd with on average 650 beasts. The new cattle building recently erected has meant all calves can now be fattened and sold fat through Bakewell market or through a local butcher.

4.0 Existing Buildings

4.1 There are several existing buildings, used for machinery storage, cattle housing, workshop etc.; these are marked on the block plan.

5.0 Requirement for New Building

5.1 All the cattle are housed on straw cubicles and open yards over the 6 winter months, plus all cattle are fattened indoors on corn. This produces a huge amount of straw based farmyard manure which must be stored until allowed to be spread on the land in accordance with the Farming Rules for Water. Currently the manure has to be stored outdoors in heaps in the yard which risks run-off into nearby watercourses. The farm needs to have at least 5 months' covered winter storage until it can start to be spread, usually in April.

5.2 The cows are housed on cubicles and the youngstock in pens on covered yards. Approximately 100 tonnes of bedding is mucked out every 2 months from each open pen, and each set of cubicles of which there are 12 in total. In addition, the front 3m where the cattle stand to feed in the pens is mucked out every 2 days and the cubicles every day, which produces approximately 1 tonne per pen/set of cubicles. This totals approximately 4950 tonnes of farmyard manure per year.

5.3 The building will have a concrete floor sloped towards the front elevation where a drain will collect any dirty water run-off which will be directed in to a 20,000 litre below ground tank.

5.4 As the building is emptied, pens can be set up towards the front for calving.

6.0 The Design

6.1 Amount

- The proposal is for one agricultural building.
- The total gross external floor area of the building will be 445 sqm.

6.2 Siting

- The proposed site has been chosen to make use of an unused area of farmyard, thus not requiring any green land to be developed. The site will have virtually no visual impact and good accessibility from the buildings and to the land for carting muck.
- The Site sits on the edge of the existing cluster of farm buildings and will therefore have very limited impact on views from the surrounding countryside.

- The building is of the same eaves and ridge height as the adjacent buildings and the materials and colours have been chosen to match, as well as for practicality and robustness.
- The Site is currently underused. It has been used to collect scrap, which will be gathered up and removed, making the Site a lot more visually appealing to pedestrians using the adjacent public footpath.
- The Site cannot be seen from any residential properties.
- The building will not need any new access or hardstanding.

6.3 Scale

- The proposed building measures 18.29m wide, 24.38 long, 4.88m high to the eaves and 7.33 high to the ridge. This allows safe access and egress with a loadall, gives sufficient space for the required storage and air space for ventilation.

6.4 Landscaping

- The site is largely screened by the existing buildings to the west and trees to the east. The site is not visible from any residential properties or the surrounding countryside therefore it is not felt that any landscaping is required.

6.5 Appearance of the Development

- The building will be concrete panels to 4m with timber space boarding above on the east, north and west elevations. The south gable will be open fronted with three steel sheeted 20' wide gates for access. The roof will be Juniper green profile steel sheeting with an anti-condensation coating, to match the adjacent buildings. The colours and form of the building have been chosen to best blend in with the adjacent buildings.
- The building is to be constructed of good quality robust materials which will withstand the prevailing weather and be long-lasting.
- Being situated adjacent to the existing buildings and being of the same scale and form and constructed of similar materials, the landscape will change very little compared to the current situation. This is a key consideration in areas of Green Belt.

7.0 Access to the Development

7.1 There is already a good access through the farmyard to this Site. The southerly access point gives the easiest point of access and egress for vehicle already travelling in that direction along the farm track. The amount and type of vehicle use will not alter at all in respect of this development. There will be no additional vehicle movements as the much will just be stored in a different part of the farmyard.

8.0 Amber Valley Local Plan

8.1 Policy EN2 sets out that the Council's policies on the Green Belt are in accordance with national planning policy, and that planning permission will be granted for buildings associated with agriculture, as long as Policy 11 is complied with. The Council will support "proposals for agriculture and related development which help sustain existing agricultural enterprises…including…new agricultural buildings that maintain the landscape quality and character of the countryside."

8.2 Policy EN11 states that planning permission will be granted for agricultural development provided that it is essential for the purposes of agriculture, would not have a significant adverse impact on the character of the locality, and that any proposed buildings are located within or adjacent to existing agricultural buildings to minimise visual impact. This statement sets out how all three requirements have been met.

8.3 The building will provide huge environmental benefits due to the risk of high-nutrient runoff from current open-air storage sites in to nearby watercourses, as well as being able to spread the material only when conditions are ideal,

9.0 National Planning Policy Framework (NPPF)

9.1 The NPPF is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development.

9.2 Paragraph 154 states that local planning authorities should not regard the construction of new buildings for agriculture purposes as inappropriate in the Green Belt.

9.3 Paragraph 88 of the NPPF states that, "planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

9.4 Section 12 of the NPPF relates to the requirement for good design. This statement has shown how the proposal has been designed to fit best with its surroundings while meeting the agricultural requirement it is intended for, being robust enough to withstand the prevailing weather and meet safety standards.

10.0 Conclusion

10.1 The proposal is for the erection of an agricultural building which is necessary for storage of farmyard manure.

10.2 By taking into account the landscape and the characteristics of the site and its surroundings, a proposal has been finalised which seeks to ensure that the most appropriate design, appearance and location has been selected.

10.3 The proposed layout, location, character and building materials are sympathetic to the surrounding landscape and existing use of the site, ensuring that the proposal will not have an adverse impact on the surrounding countryside or on the openness of the Green Belt.

10.4 This location has easy access, being located at the heart of the farm, adjacent to the main farm access leading to all the cattle buildings and the land, using an existing area of underused farmyard.

10.5 The proposal is considered to be policy compliant and it is requested that the Local Planning Authority approves this Application without delay in accordance with paragraph 14 of the NPPF.