PROPOSED AGRICULTURAL BUILDING

(REPLACEMENT DAIRY BUILDING)

AT DIAL FARM, THE COMMON, CRICH, DE4 5BJ

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 replacement dairy building ("the Application") at Dial Farm, The Common, Crich, DE4 5BJ ("the Site"). The Application is made on behalf of J W Lynan & Son ("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 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 J W Lynan & Son, came to Dial Farm in the late 1950s with his father, and continues to farm with his son and grandson. This fourth generation farm has always been a dairy farm; it is now the only remaining dairy farm in the area, the nearest being over 3 miles away. Mr Lynan's grandson, who is still at school, already works on the farm and is keen to carry on the farming business when he leaves school. It is important therefore to keep the farm viable and sustainable for the next generation by continuing to modernise and progress.

3.0 The Farming Business

3.1 The holding comprises approximately 147 acres, 100 acres of which is owned, with much of the remaining land leased on a secure 1986 Agricultural Holdings Act tenancy. The farm is currently milking around 100 Holsteins and has around 250 head of cattle at any one time, with around 80 beef beasts being fattened for sale to local butchers.

4.0 Existing Buildings

4.1 There are several existing buildings, the majority of which are used for housing cattle. There is a new purpose built muck store, a parlour, collecting yard and the original dairy building, as shown on the Block Plan.

5.0 Requirement for New Building

5.1 J W Lynan & Son has signed a new milk contract with Freshways for a better milk price; milk prices are very poor at the moment, and a lot of dairy farmers are struggling. The current dairy is in an old stone building, attached to the listed farmhouse and is only accessible by smaller vehicles. A condition of Freshways' contract is that they can collect the milk by arctic wagon. The farm already receives arctic wagons weekly for deliveries of straw, maize and fodder beet; there is plenty of turning space in the farmyard and good visibility on to The Common, which is a 40pmh road. Visibility left is 130m and visibility right is 120m.

5.2 The building will also house a processing room and a room for a milk vending machine, where customers can come and purchase milk directly from the farm, which will help bring a diversified income stream.

6.0 The Design

6.1 Amount

- The proposal is for one modest sized agricultural building.
- The total gross external floor area of the building will be 62.65 sqm.
- Within the existing concrete yard, a turning circle for the arctic milk collecting lorries has been laid out, along with three customer car parking spaces for the milk vending machine, one of which meets disabled vehicle dimensions.

6.2 Siting

- The proposed site has been chosen to make use of an unused area of farmyard, which is the most easily accessible for the milk collecting wagon.
- The Site does not require any green land to be developed and has very good existing access from The Common.
- The Site sits on the edge of the existing cluster of farm buildings and will therefore have very limited visual impact. The building is considerably more

attractive than the old building it will sit in front of and so views from The Comon will be improved.

- The building cannot be seen from any dwellings or the surrounding countryside.
- The building is of lower eaves and ridge height as the adjacent buildings so will not protrude above what already exists.
- The building will not need any new access or hardstanding.

6.3 Scale

- The proposed building measures 4.57m wide and 13.71 long.
- The building is monopitch, the roof being 3.05m at the front sloping down to 2.74m high at the rear.
- This modest size is all that is required to house the bulk tank, processing room and vending machine.

6.4 Landscaping

- The site is screened from the west by trees along The Common, and from the north, east and south, therefore no landscaping is proposed.

6.5 Appearance of the Development

- The building will be clad in timber with grey roof, doors and windows for a neutral coloured, natural, visually attractive finish.
- The building is to be constructed of good quality robust materials which will withstand the prevailing weather and be long-lasting.
- The building will only be seen from the entrance to the farmyard and will improve the visual amenity compared to the old building which it will sit in front of.

7.0 Access to the Development

7.1 There is already a good access into the farmyard from The Common, directly in front of the milk collecting point. The Block Plan shows the turning circle provided within the farmyard for the milk collecting wagon, so that it can enter and egress in a forward motion. There will be no additional journeys to and from the farm for milk collection, just a different form of vehicle for which there is safe manoeuvring room in the farmyard and good visibility onto The Common.

7.2 It is expected that most customers visiting the vending machine will be passing traffic or people walking from within the village, however three parking spaces have been laid out with ample manoeuvring room for forward entry and egress from the farmyard.

8.0 Amber Valley Local Plan

8.1 Policy SS9 sets out that the Council's policies on the Countryside. It states that development will be permitted in the countryside, where it is essential in conjunction with the requirements of agriculture.

8.2 Development in the countryside must be of an appropriate scale and character, located adjacent to existing buildings and not have a significant adverse impact on the character of amenity of the locality. This statement has demonstrated how the proposal meets all of those requirements.

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 Section 4 of the NPPF promotes sustainable development, and states that development should be enabled which will support the rural economy and rural communities.

9.3 Policy S5 states that development for rural businesses should be approved outside settlements. Dial Farm is located at the edge of the settlement boundary.

10.0 Conclusion

10.1 The proposal is for the erection of a modest sized agricultural building which is necessary for the future viability of the farm.

10.2 By taking into account the existing farmyard layout, access and safety requirements, along with the surrounding landscape, 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.

10.4 This location has easy access, being located at the front of the farm, adjacent to the main farm access and uses 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 Policy S3 of the NPPF.