PROPOSED LIVESTOCK BUILDING

AT HIRST FARM, SMALLEY, ILKESTON, DE7 6BB

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 an agricultural building for housing livestock ("the Application") at Hirst Farm, Smalley, Ilkeston, DE7 6BB ("the Site"). The Application is made on behalf of M Langton ("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 M Langton, under CPH number 09/245/0169, is tenant of Hirst Farm on a long-term arrangement. Over the years, Mr Langton has built up his own pig finishing unit, alongside a beef finishing unit, whilst working part-time on a neighbouring farm.

3.0 The Farming Business

3.1 The holding comprises approximately 74 acres of rented land at four locations within a three and a half mile radius of the farmstead. The business comprises approximately 100 finishing pigs; pigs are purchased at 2 weeks ago and reared indoors to fat, sold directly to local butchers or a Bakewell market; along with 40 head of beef cows, bought in at 4 weeks old and reared to fat then sold through Bakewell market. The cattle are housed over winter indoors and finished indoors.

4.0 Existing Buildings

4.1 There is a range of traditional brick buildings used as stables, kennels and small equipment storage. There is one modern steel portal framed building, used for housing pigs, cattle and storing straw. All the livestock are housed on straw.

5.0 Requirement for New Building

5.1 The existing building is open fronted along the long elevation facing southwest, into the prevailing weather. The steel gates and gale breakers are providing little protection for the housed livestock in bad weather, when the wind blows straight through. The new building will be timber boarded on the southwest side providing shelter for the existing budling.

5.2 The existing building is largely full housing pigs and storing straw; two small bays are currently used by the cattle for indoor shelter. These two bays are open on to the outdoor yard but are insufficient for 40 cattle. The cattle require full indoor shelter for the winter months.

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 208.94 sqm.

6.2 Siting

- The proposed site has been chosen to make use of the existing open cattle yard, thus not requiring any green land to be developed.
- The Site has good accessibility from the existing farm track and adjacent building
- The Site sits adjacent to the existing large livestock building on the edge of the existing cluster of farm buildings and sits significantly lower than the existing building, being only as high as the eaves of the existing building. The proposal will therefore have very limited impact on views from the surrounding countryside.
- The materials and colours have been chosen to match the adjacent building, as well as for practicality and robustness.
- The building will not need any new access or hardstanding.

6.3 Scale

- The proposed building measures 9.14m wide, 22.868 long, is mono-pitched measuring 4.27m high at the ridge down to 3.66m at the eaves. This eaves

height and slope allows safe access and egress with a loadall and sufficient air ventilation.

6.4 Landscaping

- The site is over 400 metres away from the nearest residential dwelling that it faces on to. Due to the location adjacent to the larger existing livestock building, the view from surrounding countryside will change little and it is not fel that any landscaping is required.

6.5 Appearance of the Development

- The building will be concrete panels to 2m with timber space boarding above on the southeast elevation, to match the adjacent building. The longer southwest side will be feed barriers to 1.5m with timber Yorkshire boarding above. It is felt that this is a more attractive frontage than the existing building with ad hoc gates and gale breakers trying to provide shelter. The mono pitch roof will also soften the façade. The northwest gable will be open fronted with two steel sheeted 15' wide gates for access and timber Yorkshire boarding along the top edge. The roof will be natural grey profile steel sheeting with an anti-condensation coating, to match the adjacent building. The neutral colours and form of the building have been chosen to best blend in with the adjacent buildings and rural landscape.
- 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 smaller 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 northwest gable end gives the easiest point of access to the building from the farm track. There will be no additional vehicle movements to and from Main Road, Smalley, and the amount and type of vehicle use will not alter at all in respect of this development.

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 In line with Policy EN9, which requires all development to deliver measurable and proportionate biodiversity net gains, two swallow cups have been provided for on the internal lower beam, as swallows are known to nest in the area.

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 Policy GB7 states that local planning authorities should not regard the construction of new buildings for agriculture purposes as inappropriate in the Green Belt.

9.3 Policy S5 states that development for agriculture should be approved outside settlement limits unless the benefits of doing so would be substantially outweighed by any adverse effects. Due to the location, siting and design, there are no adverse effects of this proposal.

10.0 Conclusion

10.1 The proposal is for the erection of a modest sized lean-to agricultural building which is necessary for the winter hosing of livestock.

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 have 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 adjacent to the existing livestock building and the main farm access and uses an existing open livestock yard.

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.