

Design and Access Statement – Propose Cattle Gathering and Handling area at Croxton Farm – May 2021

Introduction

We at Croxton farm are seeking full planning permission for the demolition of an existing single skin brick pig house measuring 24m x 14m and 3.4m to the ridge and replacing it with a covered cattle gathering and handling area in line with Guidance from Natural England. and DEFRA

Purpose

The purpose of the replacement shed is to utilise a brown field site with the demolition of a building unfit for the purposes of modern agriculture, and cover the existing feeding and gathering area for the cattle herd located in the buildings adjacent to the proposed new building. Currently the cattle handling system is uncovered and exposed to the elements along with the cattle whilst they are handled. It is envisaged that the covered area will both improve animal welfare during the handling process and improve employees health and safety and working environment. The shed is proposed under Natural England advice to cover these areas in a water catchment sensitive area.

Layout and access

The layout of the building is show on the site pans and drawing 1 (1.CF) Cattle Gathering Area, the site uses the existing concrete base. Access will be through the existing farm entrance and no extra vehicle movements will be generated through the development.

Scale

The proposed building will measure 36.5m x 12.19m x 5.4m with a ridge height of 7.4m. the internal floor area will be 444.9m².

Drainage

Roof water will be collected through a rainwater harvesting system and recycled through the existing infrastructure for drinking water in the adjacent cattle sheds.

Landscape

The proposed building will be in the center of the existing buildings which are either the same height as the proposed building or taller. The building is in keeping with the other building already in the yard, and only the North elevation will be able to be seen form the Croxton road. The three remaining sides are all screened by the existing farm buildings.

Appearance

The building will be Steel portal framed construction with concrete panel to 2m high with timber Yorkshire boarding to roof height, the roof will be grey fiber cement roof, the same as the other building adjacent to it.