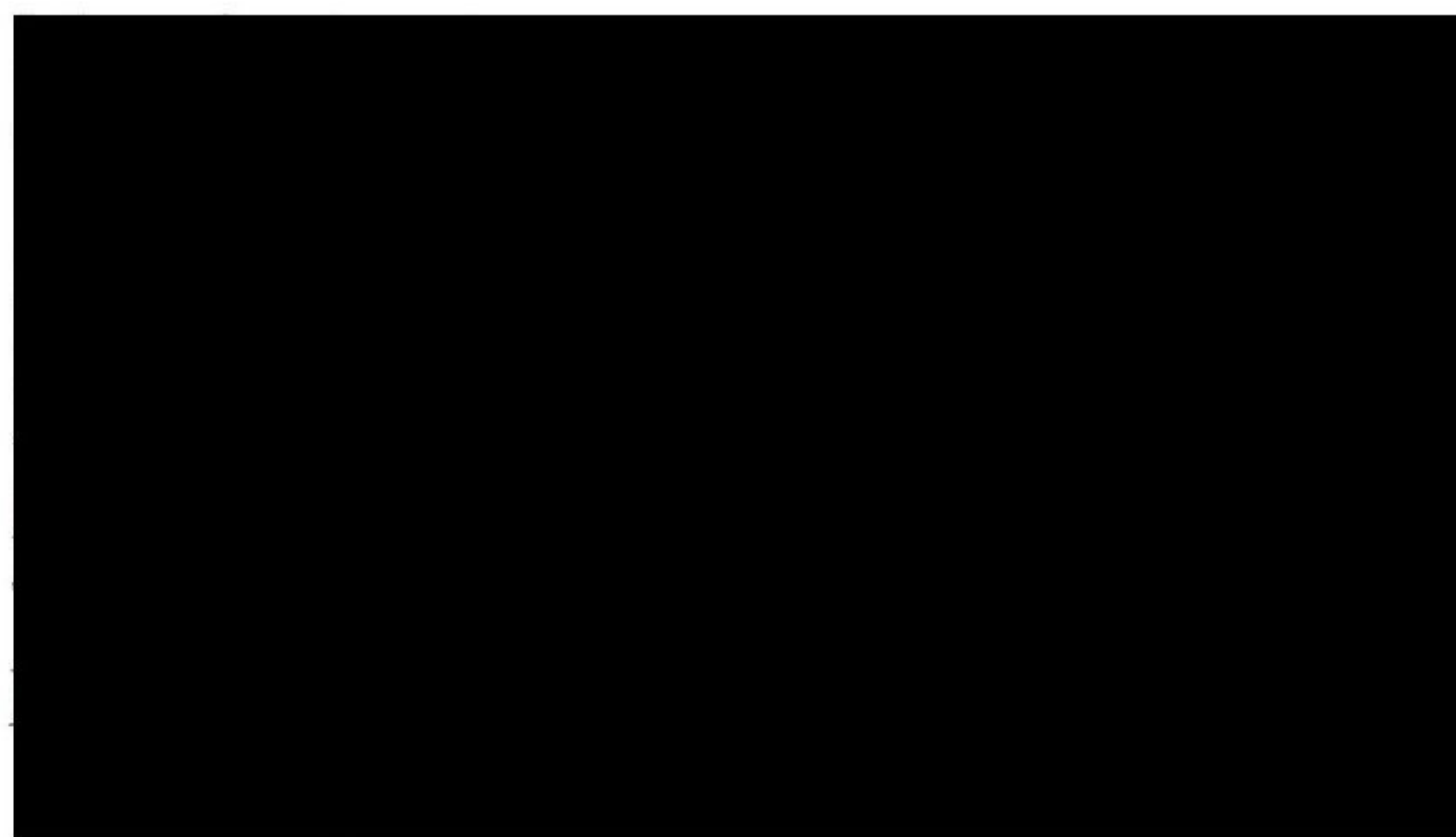


**SUPPORTING STATEMENT FOR APPLICATION FOR A
PROPOSED AGRICULTURAL STORAGE AND ANIMAL
SHELTER BUILDING**

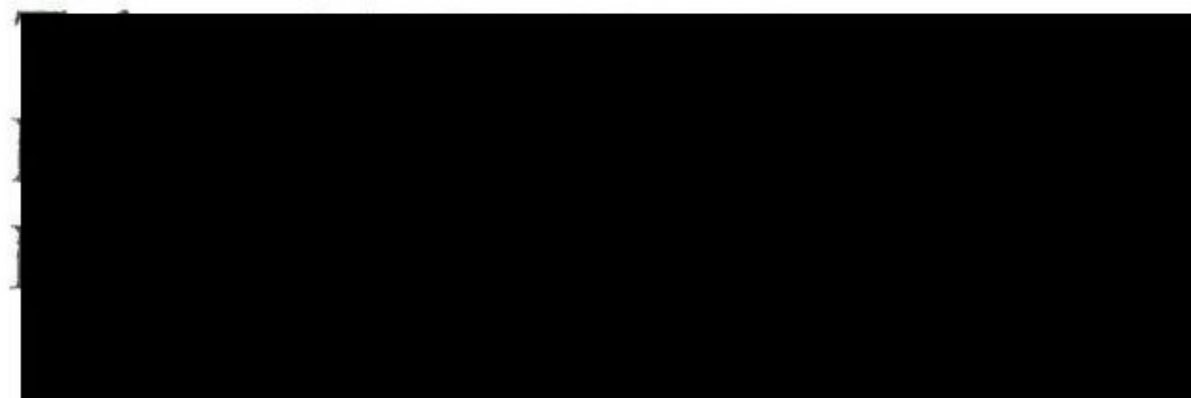
Site Address: Land at Icknield Street
Beoley
B98 9AH

Applicants Name



Agents Name

HCD Architecture
The Coach House
12 College Road
Bromsgrove
B60 2NE



PROPOSED DEVELOPMENT

The proposed structure is a steel portal framed building clad natural preservative treated Yorkshire boarding with a fibre cement sheet roof covering; it is an open fronted 6 bay structure with tubular steel sheep fencing 1.2m high and a gate to each bay and a side roller shutter door for machinery and farm vehicle access. The structure will serve a total of 72 acres (29.15Ha) in a series of linked fields grouped around Clevedon Farm, plus a further 3.24Ha that the applicant rents on the South side of the B4101, Beoley Lane. The field that the structure is sited on is 15 Ha to the East of Icknield Street, immediately opposite Clevedon Farm with gated access off Icknield Street, bounded by 1.2m high hedges with mature oak trees. The actual location of the structure is on a disused marlpit.

The cladding will be Yorkshire boarding above 2.1m high concrete panels; the roof will be clad in profiled metal sheeting, Goosewing Grey colour.

OVERVIEW OF THE FARMING ENTERPRISE

The majority of the land has been in the ownership of Clevedon Farm since 1942, with subsequent acquisition of adjacent fields over the years to consolidate land ownership into a cohesive unit.

The applicant buys in ewe lambs, usually in the Autumn, rears them through the year and usually sells them the following Autumn; the total land of 80 acres (32.4Ha) pasture could accommodate 850 breeding ewe hoggs if 100% is grazed.

AGRICULTURAL NEED

The applicant farms approximately 35 hectares (86 acres) a few miles away and uses that land for sheep grazing and the production of fodder, which can be transferred to this site and this building will act as an additional storage and lambing facility to complement each other.

A part of the forward thinking investment is to provide an appropriate building for the proper management of the land with the careful consideration of the need for the four key constituents; machinery storage, livestock shelter, bale storage and general purpose storage. The above needs are easily quantified in general guidelines :-

Total land farmed 32.4Ha
Of which 50% is grazed by sheep at any one time on a rotational basis

Bale storage 100 tonnes
9.3 m³ round bales
Volume needed 920m³
Stack height 5m
Floor area needed 190m²
plus 15% allowance for manoeuvrability 200m²

Sheep shelter
Livestock units 0.06 livestock units per 1 breeding ewe hogg
6-12months (AHDB)
Stock density 1.75 livestock units/Ha
Sheep capacity 29.17 head/Ha
Across grazed area 34.2 x 29.17 x 0.5 = 315 sheep capacity
Housing space 0.75m²/lamb 3-12months
Floor area needed 345m²

Machinery Storage	
Tractor with trailer	12.1m ²
Mower	6m ²
Livestock trailer x 2	20m ²
All-Terrain Vehicle (ATV)	3m ²
Floor area needed	41.1m²

General purpose Storage	
Fertilizers, spays etc.	15m ²
Tools, fencing equipment, sundries	30m ²
Floor area needed	45m²

Summary	
Bale Storage	200m ²
Livestock accommodation	345m ²
Machinery Storage	41.1m ²
General purpose storage	45m ²
Total	631.1m²

From the calculations above, it is established that the venture requires over 100m² of storage under the different categories. These different categories however, require different facilities, it is essential to keep hay dry, otherwise bale wrapping in plastic or other less reliable methods of dry storage will be required, tarpaulin covers are susceptible to high winds, plastic wrapping is expensive, unsightly and has a limited life before the hay becomes unpalatable, in addition, with the ever-growing trend to avoid the use of plastic, alternative, greener methods are more favourable. Plastic wrapping limits the type of fodder that can be stored and will have a negative impact on the viability of the venture.

Appropriate shelter for sheep from inclement weather both in cold Winters and hot Summers is essential, the latter in particular due to climate change. Isolation for veterinary treatment is also an important consideration.

For both shelter and security, farm machinery requires storage space, particularly chemicals required for fertilizers, expensive tractors/trailers and ATVs are easily stolen; left out in the open they can be an eyesore and attract unwanted attention from potential thieves and although the pasture is away from the highway and only accessible by a single field gate, it is remote from any possible surveillance by the owner. There is also the possibility of arson for hay bales and the proximity to Redditch town centre for anyone wishing to create damage or vandalise equipment is a real threat.

SITE AND LOCATION

The site is in Green Belt to the North of Redditch, it does not lie within a flood risk zone; no public footpaths cross the site nor would any be affected by the proposal.

The pasture is an area of grassland, well drained, has been regularly grazed and mowed and is actively managed; it does not offer potential in terms of habitats for protected species and will have a negligible ecological and environmental impact.

The structure will benefit from visual screening and shelter from existing mature hedgerows, is of a standard agricultural appearance so will not appear out of context in the rural setting or visually intrusive to nearby properties; it will be clad in a material specifically chosen to blend in well with the surroundings. The pasture is relatively flat, gently sloping to the North East; it is sited on a disused marlpit.

PROPOSED BUILDING APPEARANCE AND SCALE

The building has been designed to meet the minimum needs of the venture at this location; it will be 37m long, 18m deep with an overall height of 4.2m to the eaves and 5m to the ridge with a gross internal floor area of 112m² and internal floor area of 660m² and a volume of almost 2,820m³; it is likely that the applicant will store agricultural equipment requiring a roller shutter door to one side elevation with a clear height of around 4m, the bale loader will need the internal clear height for the stacks.

ACCESS

The pasture is accessed by way of an existing farm gate off Icknield Street

PLANNING POLICY

NPPF: The core planning considerations have been taken into account in preparing this application with due consideration given to design, siting, materials and scale. The NPPF states that *plans and decisions should apply a presumption in favour of sustainable development.*

Paragraph 83 of the NPPF 'Supporting a prosperous rural economy' sets out that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well designed new buildings as well as the development and diversification of agriculture and other land based rural businesses.

The NPPF confirms at paragraph 145 that buildings for agriculture and forestry are not considered inappropriate for the Green Belt.

It is argued that this building is necessary to allow the continued development of this farming business with appropriate facilities; this application fully complies with the framework and the objectives contained within it.

Bromsgrove District Plan 2011-2030 (adopted January 2017):

BDP1 – Sustainable Development Principles

This policy sets out that the Council should take a positive approach to reflect the presumption in favour of sustainable development; this proposal is specifically designed as appropriate to its use and setting, it has no detrimental impact on the environment or visual amenity and will allow the land to be functionally managed.

BD4: Green Belt:

This policy sets out the consideration that agricultural buildings are appropriate within the Green Belt, in accordance with the NPPF.

BD15 Rural Renaissance:

This policy states that *'the Council will support proposals that satisfy the social and economic needs of rural communities by encouraging development that contributes to diverse and sustainable rural enterprises within the District.* It is considered that agricultural buildings as required for agricultural enterprise fall within this definition.

BDP19 High Quality Design

The structure has been designed and sited in accordance with SPG5 – Agricultural Buildings Design Guide, with appropriate siting and materials.

SUMMARY

This application is for a modest agricultural building to be used for necessary storage of animal feed, agricultural vehicles and livestock.

It is designed and sited to be of minimal impact on the local surroundings and offers no detrimental visual harm. Its size is modest and offers appropriate facilities for the applicant to carry on his business.

Untitled Map

Write a description for your map.

Legend



Google Earth

1.98 m

