

Livestock Building at Talbots End Farm

Supporting Statement

June 2022

This Supporting Statement accompanies a planning application for a new livestock building at Talbots End Farm, Talbots End, Cromhall, GL12 8AJ

1. INTRODUCTION

Talbots End Farm is an agricultural holding with a mix of permanent pasture, temporary grass leys and arable land. The farming operations are centred around the rearing of youngstock. At present, there is a mix of traditional and modern farm buildings, some of which are tired and no longer suitable for current farming practices.

As set out in the application form, the new livestock building has been constructed but has not yet been utilised.

The new livestock building's primary function will be for the safe handling of bulls, with a series of bays, gates and handling facilities, so they can be effectively and safely moved around.

The new livestock building is a necessity for the farming business at Talbots End Farm to ensure the safety of farm staff and the highest standards of welfare for the animals they look after.

This report:

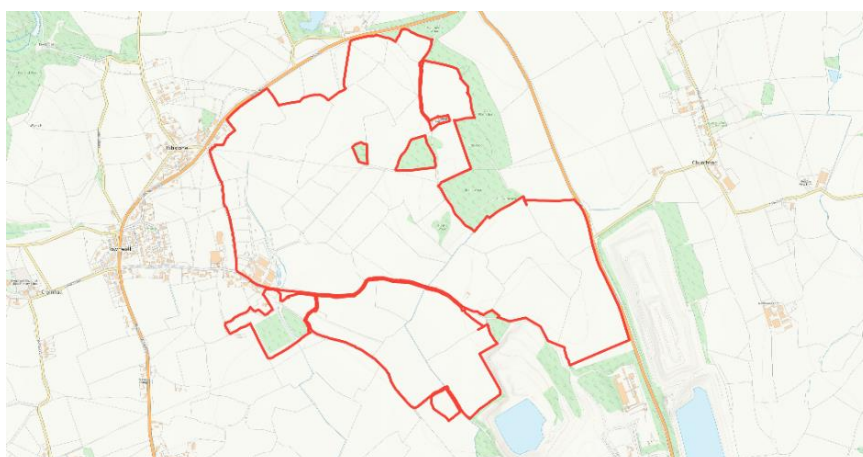
- Describes the existing buildings and their limitations in Section 2
- Describes the proposals in Section 3
- Sets out the planning policy in Section 4
- With an assessment in Section 5

This report has been prepared by David Moreton (the applicant).

2. EXISTING BUILDINGS AND LIMITATIONS

Talbots End Farm extends to approximately 122 ha, as shown edged red on the plan below.

Insert 1: Farm Plan



Talbots End Farm has a range of existing traditional and modern farm buildings, but as set out above a number of these are no longer fit for purpose. Prior to the erection of the new farm building, there were no facilities for handling bulls, which are clearly larger and often more aggressive than the youngstock and heifers.

3. PROPOSALS AND CONSIDERATIONS

One livestock building is proposed within the existing farmyard at Talbots End Farm. The building will critically enable the safe handling of livestock to ensure the safety of farm staff and the welfare of the animals.

The building is open fronted with three removable partitions. The eaves are set at 4m with a ridge height of 6.3m, which is below the highest building in the farmyard to reduce landscape impact. The building has a concrete apron which runs into a drain connecting to the existing infrastructure. There are cattle handling facilities to ensure the safe handling of livestock.

The building adjoins an existing steel portal frame agricultural building on its south west elevation. There is sufficient space in the yard to enable tractors and farm machinery to reverse out of the building and turn safely.

The building configuration and dimensions are set out in the application plans.

Access to the proposed buildings will be through the farmyard and existing farm entrance. There will be no change to the access onto the road, which has good exit visibility onto a no-through road

The materials proposed for the building are typical for agricultural buildings in the area:

- Walls: concrete panels to about 2m high with Yorkshire boarding above
- Structure: steel portal frame
- Roof: fibre cement
- Floor: concrete

See photographs below:

North west Elevation



North east elevation



South east elevation



Concrete apron and internal



4. PLANNING POLICY

The application is supported by Local and National Planning Policy, along with Permitted Development Rights (Class A)

5. ASSESSMENT

The policy seeks to enable agricultural development, but there should be no suitable existing buildings and the design should be appropriate. Accordingly, this report assesses:

- (i) the need for the buildings in principle
- (ii) why existing buildings cannot meet the need
- (iii) design and layout considerations
- (iv) landscape, access, ecology and other planning considerations

The Need in Principle

As set out above the building will enable the safe handling of livestock to ensure the safety of farm staff and the highest animal welfare.

Why Existing Buildings Cannot Meet the Need

The existing farm buildings are not fit for purpose for the safe handling of bulls, which are clearly larger and often more aggressive than youngstock and heifers.

Design and Layout Considerations

The design of the building is for agricultural purposes.

The agricultural building is designed for the safe handling of livestock. The internal partitions can be removed to provide flexibility, if required.

Other Considerations

- Ecology – The building is sited within the boundary of an existing farmyard, which is of no ecological interest. There is no hedgerow removal required.
- Amenity – The buildings will be comfortably beyond the distance where there may be an adverse effect on amenity.
- Highways – Access is excellent, as described above.
- Landscape – The buildings is set back some distance from the road and is shielded by the existing farm buildings. In addition, the roof height is below the existing buildings to minimise landscape impact. There is limited visual impact and agricultural buildings in the landscape are a characteristic of the countryside. Overall, there will be no significant landscape harm caused by the proposals.

Conclusion

In summary, the new livestock building is a necessity for the farming business at Talbots End Farm and accords with the development plan.