

DESIGN & ACCESS STATEMENT

For: N Medd & Son

Site: West Whorley Hill Farm, Whorley Hill, Winston, County Durham. DL2 3PT

Construction of an agricultural livestock building

Introduction

This Design and Access Statement accompanies a Planning Application submitted on behalf of Mr Luke Medd for an agricultural livestock building at West Whorley Hill Farm, near Winston.

West Whorley Hill Farm has been in the ownership of the Medd family for over 80 years. The farm constitutes a holding of 100 hectares (50 hectares of grass and 50 hectares of arable land). In addition, the applicants rent a further 140 hectares of arable and grazing land.

The Farm is currently home to 360 head Wagyu beef cattle; which are brought in and kept through to finishing. The enterprise is part of a fully integrated supply chain, Warrendale Wagyu. High health Wagyu calves are bought in at 5 months old from one local rearer at Barnard Castle. Calves are then

introduced to a forage based diet and then spend a minimum of 1 summer grazing on grass. During winter and the finishing period cattle are housed and fed sustainably produced, home grown forages and cereal diets; and are bedded on the farms own straw. The only products bought in are by-products of the food, drink and confectionary industries such as biscuit meal and Spey syrup. Cattle are finished at approximately 24 months of age (the age is required to allow the distinctive Wagyu beef marbling to develop.)



Wagyu Cattle

The business prides itself on producing sustainable predominantly forage fed wagyu beef. Crops are grown sustainably and efficiently utilising innovative approaches to cultivation such as direct drilling, reducing chemical dependency, increasing beneficiaries and biodiversity throughout the farm. Technology plays a vital part in increasing the business's efficiency whilst reducing the farms carbon footprint.

The applicants also have 300 breeding sheep which are lambed outdoors, with all lambs finished on grass and forage crops. In addition they grow all of their own forage, straw and grain: with their beef, lamb and cereals all Red Tractor farm assured.

The Proposal

In order to maintain profitability and future sustainability the applicant seeks planning permission for the erection of an agricultural livestock building. The applicants have been successful in obtaining a rear to finish contract in a completely integrated Wagyu beef supply chain and are looking to expand the current wagyu beef grower-finisher enterprise to grow with demand.

The development will provide the applicants with a more up to date premises to run their activities more efficiently and provide the much-needed scope for growth in order to meet demand. The new building is much needed as the existing buildings on site are at capacity: the new building will also enable the applicants to work more comfortably and safely.

The proposed building would be a massive step forward in improving both efficiency and animal welfare and will also ensure long term security of the farming business.

Amount of Development / Scale

The proposed livestock building measures 48.768 metres in length, 15.24 metres in width and 4.572 metres to the eaves and 6.614 metres to the ridge. The building will provide an internal floor area of 743.22 m².

The building will be of a typical modern design: a steel-framed buildings similar to other buildings in the on the farm and in the local area.

Appearance

The materials chosen for the new buildings are typical for this purpose. It is proposed that the roof of the building will be clad in fibre cement roof sheets, natural colour; to create a similar appearance to the existing buildings on the farm. The sides of the buildings will be clad using natural colour timber spaced boarding above natural coloured concrete panels.

Layout / Location

The design and position of the proposed building has been determined by its function. All elements of the building have been designed to a specific purpose to ensure that the site remains workable and efficient.

The proposed location means that the current access to the site can remain and machines and livestock can easily be moved between the proposed building and the main farmyard area.

It is anticipated that the noise impact of the proposed development to be minimal. Any noise generated as a result of vehicular movements during day to day activities will be no more than the current agricultural operations that take place on the surrounding land.

Landscape Impact

The proposed buildings have been designed to have minimal visual impact on the landscape. The building will form a natural extension to the existing building group. The design of the building is compatible with the adjacent buildings and the countryside location is reflected through the agricultural character of the building form and materials.

The building will visually integrate with the surrounding landscape through significant natural screening provided by trees and hedges.

Access

Access to the site is through the existing farmyard and entrance which is located off the A67.

There is adequate room on site for the turning and manoeuvring of vehicles and room for emergency services.

We trust the above explains and justifies the need for the new building. However, should you need any further information please do not hesitate to contact us.