



Local Requirements

Proposal: Agricultural building to house livestock

Site Reference: R Seels & Son, Highgate House Farm, Dearne Valley Parkway, Goldthorpe, Rotherham. S63 9EY

Affordable Housing Information

Not Applicable

Agricultural Developments Statement

Agricultural Holding No.

47/607/0225

Size of holding

The applicant currently farms 500 acres in total of which 120 acres are owned by the applicant. This figure includes existing agricultural buildings and yard area.

This farmland is used to rear cattle and to produce fodder.

Animals kept at the site

The applicant currently farms approximately 400 head of cattle.

Existing buildings on the holding

The existing agricultural buildings at Highgate House Farm are used to house livestock and to store fodder and implements required to manage the holding.

There is not sufficient enough room in the existing buildings to house the stock levels and to store the fodder and implements required to manage the holding. The applicant is fully aware of the inadequate housing facilities available.

Additional rented buildings/land

The applicant currently rents 380 acres of farmland.

The applicant does not currently rent any additional buildings.

Proposed size of building

The applicant wishes to erect a steel framed agricultural building 24.384m long x 18.288m wide x 4.877m high to eaves level.

The floor area created by this development will be 445.93m².

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Proposed use of building

As a result of the applicants expanding business he requires this building to house and feed cattle. These cattle will be loose housed on a solid floor.

The applicant currently farms 400 head of cattle including young-stock. There is not sufficient enough room in the existing buildings to house the stock levels and to store the fodder and implements required to manage the holding. The applicant is fully aware of the inadequate housing facilities available.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

The Welfare of Farmed Animals (England) Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 13, states that:

- air circulation, dust levels, temperature, relative humidity and gas concentrations shall be kept within limits which are not harmful to the animal

All new buildings should be designed with the animals' comfort in mind, and with the aim of preventing respiratory diseases. The buildings should provide enough ventilation throughout the year for the type, size and number of stock to be housed in them.

FABBL requirements state that the space allowance for loose-housed cattle on a solid floor is a minimum of 3.0m² for 200kg cattle, 3.4m² for 300kg cattle, 3.8m² for 400kg cattle, 4.2m² for 500kg cattle, 4.6m² for 600kg cattle and 5.0m² for 700kg cattle.

The design of a dairy unit is a complex equation, bringing together the needs of cow and work-force to attain efficiency and output. The dairy unit should provide an environment easy to manage and give facilities to aid the management.

Stress and discomfort will lead to a reduction in the productivity of the cow and adversely affect the potential return. Advances in breeding are all too often over-ridden by poor housing and therefore full potential is rarely achieved.

This building will accommodate the required stocking densities and ventilation and also allow for a well-drained, dry lying area. All animals will have access to an adequate supply of clean drinking water at all times. This building will ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Deep litter bedding will be used on the solid floor; this bedding will then be spread back on the applicants land.

Employment at the site

The applicant currently runs the holding himself and does not employ anyone on the holding.

Agricultural Workers Dwellings Appraisal

Not Applicable

Archaeological Report

Not Applicable

Biodiversity Survey & Report

Not Required

**Change of use of shops or community facilities to other uses –
Supporting Information**

Not Applicable

Environmental Statement

Not Applicable

**Town Centre Uses –Evidence to accompany applications for town centre
uses**

Not Applicable

Farm Diversification Schemes – Supporting Information

Not Applicable

Flood Risk Assessment

Not Applicable

Foul Sewage & Utilities Assessment

Not Applicable

**Heritage Statement (including listed buildings, Historical features,
Archaeological features and Scheduled ancient monuments)**

Not Applicable

Land Contamination Assessment

Not Applicable

Landfill Applications

Not Applicable

Landscaping Details

The applicant is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any trees planted will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Lighting Assessment/ Details of Lighting Scheme

Not Applicable

Loss of Employment Land/ Buildings Statement

Not Applicable

Noise Impact Assessment

Not Applicable

Open Space Assessment

Not Applicable

Parking & Access Arrangements

Not Applicable

Photographs & Photomontages

Not Provided.

Planning Obligations – Draft Heads of Terms

Not Applicable

Planning Statement

Not Applicable

Refuse Disposal Details

Not Applicable

Site Waste Management Plan

Not Applicable

Statement of Community Involvement

Not Applicable

Structural Survey / Works Method Statement

Not Applicable

Telecommunications Development – Supplementary Information

Not Applicable

Transport Assessment

Not Applicable

Travel Plan

Not Applicable

Tree Survey / Arboricultural Implications

Not Applicable

Ventilation / Extraction Statement

Not Applicable