

PLANNING STATEMENT PROPOSED CONSTRUCTION OF ROOF OVER MUCK STORE

EAST TODHOLES, ELSDON, NORTHUMBERLAND, NE19 1BS

This development will roof over a muck store. Located to the east of the existing cattle shed (planning application 19NP0051) the muck store is the furthest point of the farm yard from East Todholes Farm house and West Todholes. The store is used for the storage of solid organic muck generated by the housed cattle. Currently open to the air and weather, a roof will mean rain water is prevented from mixing with the muck, minimising dirty water run-off.

The muck store is already present in the farm yard and open to the elements.

Design

The proposed structures will be of steel frame construction under fibre cement profiled roof sheeting. The style and height will match the adjoining 2019 cattle shed. This form of construction is now considered the norm throughout the country and provides the correct environment for the buildings intended use. The materials proposed are in common use on all similar buildings in the area and are of similar style and colour matching existing buildings within the existing farm yard area.

This development will enable a young farming family to improve their current farming practice and will contribute towards creating a more sustainable business within an upland area. As well as allowing the cross compliance conditions imposed by DEFRA to be adhered to.

Access

There is to be no proposed changes to the existing farm access. Construction traffic will use the current access road, will be no larger than vehicles which currently access East Todholes and will only be on site for a relatively short duration. There will be no permanent increase in vehicle access to East Todholes. The access road serves only one other residential property and although this is single track we feel the additional use that will result from this development will have no noticeable impact. Articulated vehicles currently use this access to service East Todholes farm without problem. Adequate parking and turning facilities are available on site for all construction and service vehicles.

The proposed structures are all within the existing footprint of the current farm yard.

External lighting

This development is within the Northumberland dark skies area, all proposed external lighting will be LED and PIR motion and daylight sensor controlled to reduce light pollution, operation time and power consumption.

Services

It is proposed to utilise existing service supplies to East Todholes farm. We understand the existing overhead electric supply to East Todholes farm will be adequate to cope with the additional demand from this development. Water is from a private spring supply with adequate capacity. Surface water drainage will be to a nearby existing surface water drain.