

Shed overview Supporting Statement – should be read in conjunction with appended drawings

We can confirm that the proposed shed will be constructed as a permanent building for multifunctional agricultural purposes assisting with livestock management, as a lambing shed, machinery storage, equipment storage and storing fodder for winter months.

The shed dimensions are circa 13.5m x 9m, constructed as a timber frame and clad in box section colour – standard olive green to match the existing shed, 1200mm high precast concrete wall panels and Yorkshire timber boarding to the east and west elevations to provide ventilation for livestock. Two sides are enclosed but the gable ends will have opening doors and an opening to provide the required flexibility as outlined within the accompanying overview statement.

The building is 3.5m height to the u/s of eaves and the roof sits at a pitch of 15 degrees. The entrance road is already in place and services the current shed. The road will be extended to allow machinery access via the south elevation to the shed. The south end of the plan will have an area of hard standing to assist with the intended function of the shed space.

The shed will comply with the British Standards where these are appropriate, and, assuming normal use and maintenance, continue to benefit the agricultural business for a minimum of 10 years.

Size of Shed

We have developed the shed design based on our assessment of the multifunctional nature required and optimum floor area to achieve and meet the current needs of the agricultural holding.

The location of the building

The proposed building is located within the agricultural holding Hillside Farm – Ref No Location Code **89/653/0064**. The agricultural holding is 108 acres split between 58 acres of farmland and 50 area of woodland. The applicants purchased additional land last year which has in turn increased the stock capacity and therefore the stock numbers.

The proposed shed is located perpendicular to the existing shed to allow direct field access to the shed from the lambing field for sheep during the lambing period, where indoor lambing is required. The shed can be easily accessed from the existing road and the central location provides ideal access to the adjacent fields and track.

Permitted development criteria for new building for agricultural purposes:

We have highlighted in Blue all the criteria we meet as part of the application and in Purple all the non-applicable criteria. Upon review of the permitted development policy criteria we meet the required criteria as outlined below:

- *Development on agricultural land of less than 0.4 hectares. In certain parts of Scotland this must be a single piece of land. In some areas it may however include separate parcels of land. You should check with your planning authority. – The agricultural holding exceeds the minimum criteria- the holding greatly exceeds the 0.4 hectare in area as a single piece of land.*
- *Constructing, altering or extending a home. – N/A*
- *Any building or work not designed for agriculture (excluding the burning, anaerobic digestion or storage of biomass within certain limits). – For agricultural Use*
- *Constructing, altering or extending a building if the land is within a historic battlefield (excluding the burning, anaerobic digestion or storage of biomass within certain limits). – N/A*

- Constructing, extending or altering any building, structure or plant over: 1,000 square metres in area (only applies to agricultural land, and other, existing structures may need to be included in the calculation in some circumstances) – or 465 square metres if located within a national scenic area, National Park, World Heritage Site, historic garden or designed landscape, the curtilage of a category A listed building, a site of archaeological interest or conservation area; - *Area 138sqm well below permissible of 1000sqm.*
- 12 metres in height (not applicable to biomass or other buildings on forest land); or - *Proposed Shed below this height*
- 3 metres in height (if the building is within 3km of an aerodrome). – *N/A*
- Development within a historic battlefield. – *N/A*
- If any part of the development is within 25 metres of a trunk or classified road. – *Main trunk roads outwith 25m*
- Constructing or carrying out any work to a building used, or to be used, for housing pigs, poultry or rabbits or animals which are bred for their skin, or for storing slurry or sewage sludge, if that building is within 400 metres of a 'protected building'. A protected building is a building normally used by people, but does not include buildings forming part of a working farm or certain specialist industrial buildings. – *N/A*
- Development for the burning, anaerobic digestion or storage of biomass on forestry (including afforestation) or agricultural land where it would exceed any of the relevant restrictions above, or: – *N/A*
- where any part of the development would be situated within 400m of the curtilage of a protected building where it would result in a total microgeneration capacity within the curtilage of a non-domestic building over 50kw of electricity 45 kilowatts heat. – *N/A*
- within an air quality management area – *N/A*
- where it would require more than one flue where the diameter of the flue would be greater than 500mm or where a replacement or altered flue exceeds the diameter of an existing flue if it is greater than 500mm. – *N/A*

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The proposed shed will be utilised as a multifunctional space and will offer the following opportunities to preserve and improve animal welfare standards and improve the operation of the agricultural holding in general. We have outlined below the key aspects:

- The proposed shed is intended for housing winter fodder supplies, ensuring the quality of the fodder is maintained as it will be protected from the elements. It offers the opportunity to store varying types of fodder which future proofs this element, offering the ability to feed animals during the winter months. It will also allow the client to purchase fodder in advance and potentially provide the ability to bulk buy fodder reducing the overall purchase costs.
- In the spring months we envisage that the shed will be utilised for housing lambing pens providing the ability to take ewes and lambs under cover of assist with outside lambing. The open gable end to the north will provide animals with access during this period
- The shed provides the opportunity for additional space for housing the variety of farm equipment required, such as machinery, fencing equipment and to keep the equipment secure which is unfortunately becoming a necessity in rural locations.
- The shed will also provide the necessary Bio security area following purchase for the importing of new animals onto the holding. The shed will also provide the quarantine areas for worm, and fluke excretion

In summary the general-purpose shed meets all the permitted development criteria, the proposed shed fits within the current guidance and development criteria for agricultural sheds of this nature.

Site Photos

Image No. 1

Aerial image of existing shed and access road

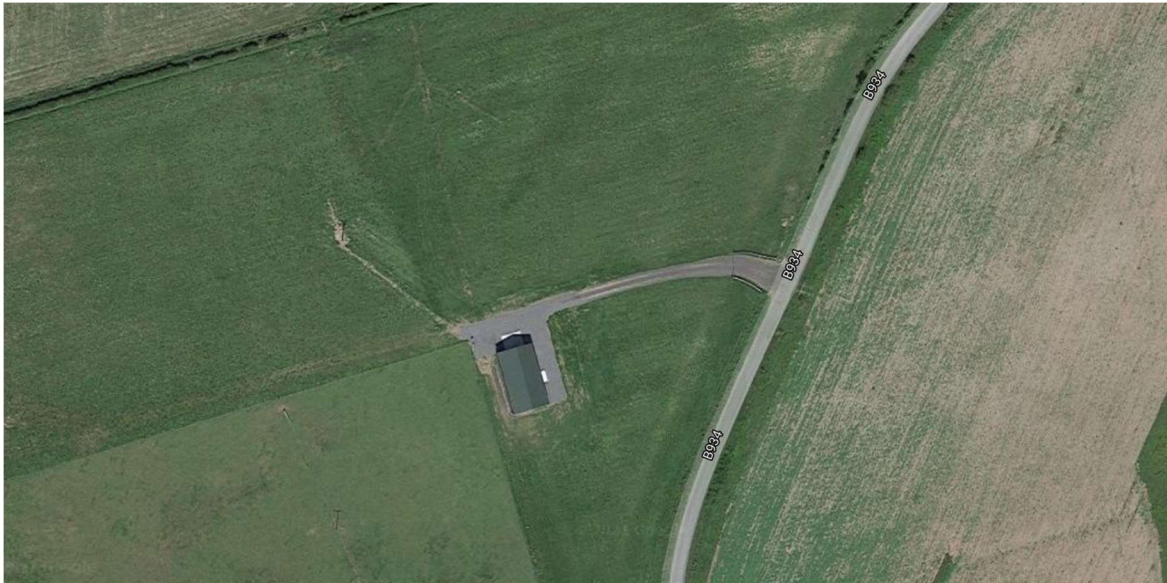


Image No. 2

Site looking north westwards – demonstrating the agricultural ground and sheep

