Design and Access Statement

Proposed Accommodation
on land off
Clayton Lane,
Thurnscoe, Rotherham
S63 0BG

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1 Background.

SJH Drawing Services on behalf of Mr Mannifield have prepared this document in support of a application for proposed accommodation ancilliary to agricultural use on land off Clayton Lane, Thurnscoe, Rotherham, which is currently owned by Mr Mannifield.

The site has been subject to a planning approval in 2014 reference number 2014 / 0469 for the erection of agricultural building and associated turning area.

The site and land in close proximity is constantly being targeting for theft and fly tipping. The applicant wishes to accommodate persons on site in order to carry out their duties in farming the land and provide a natural deterrent for crime within the area.

2 Site Assessment – Overview.

The land currently is classified as green belt and has been utilised for grazing in excess of 20 years.

The land has a descending slope away from Clayton Lane and is of 2 hectares in size and existing access is taken from Clayton Lane.

The land has closed boundaries to all sides in the form of established hedging or post and rail fencing.

3 Involvement & Evaluation.

The applicant has submitted a previous application the local planning authority which was refused.

Briar Vets Ltd have made support of the application in the interest of animal welfare and consider the accommodation to be vital – see appendix B for details.

4 Scheme Design.

4.1 Planning Policies

NPPF Section 9 Protecting Green Belt Land – The proposed accommodation is to be used for agricultural purposes ancilliary to the land use and is seen to be appropriate in design to sit within the green belt.

CSP34 Protection of Green Belt – The size, design, and proposed location of the building within the green belt is such that it protects the countryside and open land will be safeguarded. The siting is such to provide surveillance to combat the ongoing problem of fly tipping in the area.

CSP29 Design – The size and proposed location of the building are such that it sits with adjoining buildings and does not detract way from its green belt surroundings. The siting is such to provide surveillance to combat the ongoing problem of fly tipping in the area.

4.2 Layout

The existing highway access is to be maintained as a point of access to the site and the proposed accommodation is to be positioned to provide surveillance with minimal impact on the green belt environment. The extent of the accommodation has been carefully determined to maintain the lands green belt nature.

4.3 Scale

The scale of the proposal is relative to the land being served and compliments the existing green belt classification.

4.4 Landscaping

The proposed accommodation has no adverse effect on the existing landscape.

4.5 Appearance

The proposed accommodation will compliment the surrounding area.

4.6 Access

The existing access to the site is to be maintained.

4.7 Building / Land Use

The existing land use is to remain unaltered and used for grazing.

The proposed accommodation will be directly proportionate for the size of land and use.

5 Summary

The design concept adopted for the site has been to;

- compliment the sites location within the green belt and
- respond to the scale, massing and detail of the surrounding area and
- provides accommodation which is relative to the land size and use whilst providing surveillance to prevent fly tipping and theft.

The proposed scale, massing and design are entirely appropriate for the location.

The development proposal will have little detriment to the surrounding green belt.

In support of this application the applicant has completed a business outline for inclusion within the application please see appendix A.

6 Appendix A

See following page.

7 Appendix B

See following pages.

K.Manifield

Business Plan

July 2021

Company Summary.

Ken Manifield has been established within the agriculture industry for over 20 years with vast market experience. Current land acquired is of around 50 hectares within a 30 mile radius. This business plan identifies the business activities associated with land off Clayton Lane Thurnscoe of approximately 2 hectares.

The Product and Market.

The field and associated building are used for the grazing /calving and preparation of livestock to be sold for supply of meat to the food chain. This procedure is fully transparent and adheres to all current legislation. The market is such that meat is provided from a sustainable source and promotes the consumption of British meat.

Financial Plan.

Please see attached financial statement for year ending April 2021.

Management Summary and Personnel Plan.

Ken Manifield is the proprietor of the business who employs 1 stockman to carryout day to day activities on the land. It is proposed that this employee is required to be present on site 24 hours a day in the best interests of the livestock especially when calving occurs which can be at any time.

Strategy and Implementation.

It is not intended to grow the business but maintain the current business within the industry.

Supporting Documents.

Please see attached summary of business activities in support of this plan.

K. Manifield

July 2021

Appendix A

Financial Statement K. Mannifield

Year Ending 5th April 2021

	Credit	Debit
Turnover (sales)	15575	
Livestock Purchases		3500
Barley and Straw		900
Equipment Maintenance		375
Insurances		550
Transportation to Market		800
Vetnary Fees		625
Field Maintenence		475
Expenses		450
Salary		5750
Building / Machinery Depreciation		900
Profit	1250	

The above figures are a true reflection for the year ending 5th April 2021

Briar Vets Ltd

01226 766099



APPENDIX.

Briar Vets Ltd. Briarcliffe, off Hamper Lane. Halifax

Penistone. Sheffield S36 7EY 01226 766099

[redacted]

I understand that an application to local planning has been placed to request the provision of a mobile dwelling on land at Clayton Lane, Thurnscoe, Barnsley, by Mr Ken Manifield of 49 Harewood Lane, Upton, Wakefield, WF9 1HZ.

I have provided Mr Manifield with veterinary services for more than 10 years, initially as a partner in Churchfield Veterinary Centre, Barnsley, and more recently as the lead veterinary surgeon for Briar Vets Ltd. Halifax Road, Penistone. I qualified as a veterinary surgeon in 1983 and have worked since as a livestock vet. I have attended cattle and horses at Clayton Lane on behalf of Mr Manifield.

The land at Clayton Lane is permanent pasture with a barn. It has been used by Mr Manifield for breeding beef cattle and brood mares, breeding males and follow on stock. I have attended this premises to assist with fertility and pregnancy diagnosis in his cattle. I have also attended post calving problems and unwell cattle requiring veterinary treatment.

The provision of accommodation at Clayton lane would enable a stock person to supervise the livestock and be able to give a higher standard of care to those animals. It would potentially improve the welfare of those animals. Breeding cattle and other livestock benefit considerably by regular supervision especially at the time of giving birth. Observation of the commencement of parturition and regularly through the birthing process enables assistance to be given if required. This can on occasions save the lives of both dam and offspring. As the date and time of giving birth cannot be predicted in advance accurately continuous regular supervision during the periods during the calving period is required to maintain high welfare standards. At other times of year good stock care requires regular observation to take action early if illness or accidents occur.

Stock care requires feeding and maintenance of a clean environment including bedding up. This involves spending considerable time on a daily basis with the stock. This is achieved more readily if a stock person lives on the premises.

In my opinion provision of accommodation at Clayton Lane would enable the animals kept there to be cared for better and have a higher standard of welfare. I would urge persons considering this application to give weight to the advantages a stock person living on site to the animals cared for there.

Neil Fraser BVMS MRCVS

Mrcvs