

# DESIGN AND ACCESS/SUPPORTING STATEMENT

location	Erection of Agricultural Livestock Building on Land off Barnsley Road, Hoylandswaine, Sheffield, S36.
application	Erection of an Agricultural Building
client/applicant	Mr L Barnard (T/A Lee Barnard Farming)
job number	24/1017
date	June 2014 Rev A 12/06/2024

## ARCHITECTURE | PLANNING | DESIGN

Malkin Farm  
Brow Lane  
Holmfirth  
HD9 2RJ  
07946872499

[paul@paulmatthewsarchitectural.co.uk](mailto:paul@paulmatthewsarchitectural.co.uk)  
[www.paulmatthewsarchitectural.co.uk](http://www.paulmatthewsarchitectural.co.uk)

Company Registration Number: 09898149 - Company Registered in England and Wales

## **INTRODUCTION**

This design and access/supporting statement has been prepared to support the full planning application for an agricultural building on land off Barnsley Road, Hoylandswaine, Sheffield.

Accompanying the application are plans of the proposed building, proposed elevations and an ordnance survey location plan indicating the proposed building location along with surrounding land owned and farmed by Mr Barnard (the applicant).

## **SITE DESCRIPTION AND LOCATION**

The site consists of a large agricultural field, partly divided by a hedgerow into two fields. This land will continue to be used for agricultural purposes associated with Lee Barnard Farming.

Mr Barnard lives in Silkstone, a 1.5 mile drive, 3 minute journey to the application site from his home.

The site is rural in nature and fairly isolated with the nearest dwelling over 145m away to the North (Property off Whin Moor Lane). The next nearest property, 404 Barnsley Road, is over 340m meters to the West.

There are no other agricultural buildings on or immediately surrounding the site. The land where the building will be located is bound by dry stone walls and measures 2.89 hectares. The proposed building will take up a very small proportion of the overall land.

## **BUSINESS DESCRIPTION**

Mr Barnard operates his agricultural business under the name *Lee Barnard Farming*.

Lee Barnard Farming predominantly breeds cheviot pedigree sheep. The current head count is 36 ewes which will produce circa 50-60 head of lambs in Spring 2025. These are fattened and sold on as finished prime lambs.

Prime Lambs are currently fetching an optimum value with prices of average £396.09p/Kg (£172.32/head) at the local livestock market in Holmfirth. These prices are based upon sales on Tuesday 4<sup>th</sup> June 2024. These current values equate to an income of circa £5169.60 – £6892.80 per annum.

Lee Barnard Farming plan to also plans to fatten barn reared limousin stores (cattle). This has not been an option previously given the lack of a suitable agricultural building. These will be bought in as calves, fattened and sold on, finished, at circa 20 months old.

The farm business has a CPH (county parish holding) number of 47/730/0175.

This land has recently been purchased by Lee Barnard Farming to provide more long term certainty for his rural agricultural business. Other land, farmed by Mr Barnard, is rented. Maps of these other rented land parcels can be found in Appendix A of this statement.

The application site, owned outright by Lee Barnard Farming, amounts to 2.89 hectares/7.15 acres.

Other rented land, 25.5 acres total, takes the overall agricultural holding to a total of just over 32.6 acres/13.2 hectares.

The other rented land at Silkstone and Gunthwaite has been used for a number of years with the 22.4 acres land at Gunthwaite recently secured for a further three years minimum. This, in conjunction with the recent purchase of the application site, provides a much more secure future for the business enabling the natural growth and development of the rural business.

Historically Mr Barnard has had to overwinter his sheep in Peterlee Durham, some 103 miles away, a 2 hour drive (each way). This is far from ideal and has hindered the business. The rented land at Silkstone and Gunthwaite is used for both crop making and grazing. Lee Barnard farming has previously has to employ a contractor to wrap bales, given the lack of a building to store hay within. Bales have also been sold direct from the field. It is intended hay baling will continue but with all hay brought back to the Agricultural Building for feed. Straw bedding will be bought in.

The financial burden of this rural business is being addressed with less time and expense on moving sheep. The rural business is also hit hard with outdoor lambing in February/March with significantly more livestock losses resulting from outdoor lambing. The proposed agricultural building will eliminate the need to travel long distances in transporting livestock and also result in fewer weather related lambing losses. This is clearly good business practice.

The building will be used for livestock housing (cattle and sheep) and storage of cropped hay, possibly with some bales stored externally in front of the proposed building.

The resultant muck from the building/housed livestock will also form a vital part of the rural business and provide a further cost saving with chemical fertiliser being cut from the business and the natural fertiliser being used to promote grass growth on the land to be cropped prior to baling then grazing, again good farming practice and one that will save the business considerable expense and enable more profit and natural growth. Note chemical fertiliser needs to be stored internally to prevent waste, the current lack of an agricultural building forces smaller and more expensive quantities to be purchased. The use of natural fertiliser is a very good alternative that has positive impacts on growth and putting nutrients back into the soil prior to harvesting.

## **PROPOSED DEVELOPMENT**

As noted above its clear that this rural agricultural building is being hindered with a lack of appropriate facilities (a purpose designed livestock building).

The proposed building is clearly designed as an agricultural building, a portal frame structure with a at will enable ease of use and functionality in segregating stock and creating pens at lambing time.

The proposed building is a kit form type with the stanchions/bays at 15' centres. The building measured 75' x 30' (framework) with a small projection where the galvanised 'Z' purlins will support the cladding of Yorkshire boarding (front elevation) and profiled steel sheeting in juniper green (RAL 6007). The roof has a shallow pitch of 10degrees, covered with the traditional natural grey corrugated profiled, fibre cement sheeting.

The building has a height of 16' (4876mm) to eaves with an overall roof height of 19' (5779mm). This enables the three openings to be 15' high which will enable ease of tractor access (cabbed tractor) and assist with ventilation for the housed livestock to help prevent respiratory diseases.

The building will have concrete panels to the perimeter at low level with Yorkshire boarding and profiled sheeting over as noted above and on the proposed elevations. The three openings will have galvanised stock gates with galebreaker screens above to control ventilation/weather ingress but also provide ease of access.

The building size of 75 x 30' provides a floor area of 203m<sup>2</sup>.

The code of recommendations for the welfare of livestock (sheep), a DEFRA production, states

Lowland ewes, after lambing with lambs at foot up to 6 weeks of age require 2-2.2m<sup>2</sup> of floor space. Current stock levels of 30 pedigree breeding ewes equates to a floor space of 60m<sup>2</sup> to 66m<sup>2</sup>. NB this doesn't include for circulation space where pens will be all lined up but with 1.2m walkways between.

The pens and unwrapped hay bales are shown on the proposed floor plan along with a 64m<sup>2</sup> area for calf rearing.

Space allowances for cattle are dependant upon age, sex and behavioural needs, all as advised in the DEFRA code of recommendations for the welfare of livestock (cattle) guidelines. Red tractor assurance guidelines state suckler cows require 4.9m<sup>2</sup> to 5.85m<sup>2</sup> (weight dependant) each with growing and finishing stock requiring 3m<sup>2</sup> to 6.8m<sup>2</sup> (again weight dependant). The area (64m<sup>2</sup>) allocated for cattle (during the lambing time of year) as shown on the submitted plan will accommodate a maximum of 9 head of cattle, 21 if young stock.

Please note the layout on the submitted floor plan is for indicative purposes of how the building will be used during part of the farming season. Depending on Lamb prices being sustained the sheep flock may be grown with good stock being retained for breeding and less space for cattle. The stacked bales will provide a good visual screen between the different house stock.

## **POLLUTION/NOISE CONTROL**

The use of the land is not subject to change as a result of this application. The land has been used for agricultural purposes going back hundreds of years.

Pollution and noise control has been taken into account with regards to this proposal. Nearby residential properties have been factored into our designs. There is in excess of 145meters between

the proposed development and the nearest residential property. This is across the highway, a mature woodland and fields.

Given the exposure and prevailing wind direction we contend this proposal will not create any noise, smell or insect nuisance.

When the sheep are turned out following lambing, in spring, the pens will be mucked out with the resultant muck taken to Gunthwaite for spreading on the land the following winter. This acts as a natural fertiliser for the land assisting with hay making the following summer.

Defra standards require field heaps must not be;

- within 10m of surface water (including ditches) or of a land drain,
- within 50m of a spring, well or borehole,
- on land likely to become waterlogged, or
- on land likely to flood.

Piles must also;

- move any field heap at least every twelve months,
- leave a 2 year gap before returning to the same site, and
- keep a record of the sites used for field heaps, and the dates of use.

The subject site and the other rented land at Gunthwaite are more than large enough to easily and practically comply with the above and ensure no pollution or insect nuisance is caused to the nearest dwellings at both locations.

## **PLANNING POLICY**

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

### **NPPF**

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant sections include;

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental and economic. Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 88 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas; and the development and diversification of agricultural and other land-based rural business.

Paragraph 153 states that development in the Green Belt should only be approved in very special circumstances.

Paragraph 154 sets out the various exceptions to which development in the Green Belt is considered as suitable. Part (a) **includes buildings for agriculture** and forestry.

Paragraph 157 states that the planning system should support the transition to a low carbon future in changing climate. It also states that the planning system should shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience.

#### Local Plan

The following Local Plan policies are relevant to this application;

Policy SD1: Presumption in favour of Sustainable Development Policy

GD1: General Development Policy

GB1: Protection of the Green Belt

POLL1: Pollution Control and Protection

BIO1: Biodiversity and Geodiversity Policy

T4: New Development and Highway Improvement Policy

CC1: Climate Change Policy D1: High quality design and place making.

#### SPD: Biodiversity and Geodiversity

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

## **PRINCIPLE OF DEVELOPMENT**

The application is located within Green Belt land as defined within the Local Plan. The application site is located in a rural areas amongst a number of other agricultural fields and farmland.

The application seeks consent to erect a new livestock building to be sited on the edge of the applicants land within close proximity of the roadside access. off Barnsley road. The proposed building will be used to house livestock which clearly falls within an agricultural use.

Local Policy GB1 states that development within the Green Belt will only be permitted in very special circumstances for purposes including agriculture, forestry, outdoor sport and recreation. GB1 also states that Green Belt will be protected from inappropriate development in accordance with national policy. Paragraph 153 of the NPPF states that development in the Green Belt should only be approved in very special circumstances. Paragraph 154 of the NPPF sets out the various exceptions to which development in the Green Belt is considered as suitable. Part (a) includes buildings for agriculture and forestry.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and the erection of new. It also states that the planning decisions should also enable the development and diversification of agricultural and other land-based rural business.

The proposed development is in connection with the existing farm and land use, in which livestock farming forms an integral part. The proposed development will not introduce a new use at the site and will continue to be used for agriculture. We contend that in principle the proposal meets the exceptions in both National Policy and Local Plan Policy and is considered appropriate development within the Green Belt.

We contend the proposal meets the exceptions as set out in the NPPF and is therefore acceptable in principle, subject to assessment against other policy considerations.

## **IMPACT ON THE OPENNESS OF THE GREENBELT**

Policy GB1 states that development within the Green Belt will only be permitted in very special circumstances for purposes including agriculture, forestry, outdoor sport and recreation. GB1 also states that Green Belt will be protected from inappropriate development in accordance with national policy.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and the erection of new. It also states that the planning decisions should also enable the development and diversification of agricultural and other land-based rural business.

The application is located within an area of Green Belt as defined within the Local Plan. It is accepted that agricultural buildings should ideally be located adjacent to other agricultural buildings/on the farm base, but this rural business has no farm base and is naturally growing. This application is to create the farms base following significant financial investment in purchasing the

land to bring the future of the rural farm business under its own control. Furthermore the sporadic development of older farm buildings and more recent class Q applications has seen farm bases be lost to new residential uses. A remote building in some instances such as this should not be automatically dismissed. Similarly in other locations livestock buildings should be remote/isolated to prevent noise, pollution and insect nuisance, away from residential premises.

The proposed location of the building and design, with gated access front and side, Yorkshire boarding to the front/principle elevation will naturally prevent a build-up of smells. The remote location away from properties will ensure smells do not become an issue.

The building, in agricultural terms itself, does not have a large footprint, the height of the building is 4.87m to eaves and 5.8m to the roof apex so also not of significant scale in terms of height.

Whilst we don't consider additional planting necessary to provide a visual screen we are open to discussing this further, if deemed necessary. Please note the 255meter planning to the roadside boundary will assist in screening the proposed building from the public highway. The PROW to the East of the proposed building already has a well established hedge limning the Public Right of Way.

The building itself will be constructed from materials typical of agricultural buildings, thus appearing in keeping with the character of the area. The size of the building, is not considered excessive and is based upon livestock levels. The buildings appearance is in keeping with the scale of similar livestock buildings locally. Whilst animal welfare concerns are not considered as a material planning consideration the floorspace/legal requirements are referenced within this document and indicated on the proposed floor plans. Such issues are covered by separate legislation.

We contend the proposal should be considered to be consistent with the character of the Green Belt in compliance with Local Plan Policy D1 and G1 and as a result is acceptable in terms of visual

## **HIGHWAYS SAFETY**

Support of this application will result in fewer vehicle movements to and from the land as livestock will be retained on the site as opposed to being moved much more frequently without a livestock building.

The existing access point to the land from Barnsley Road is to be retained as the principle access.

There is another access point, an older 8' wide opening, further West from the existing wider access but having viewed this, considering the manoeuvres we consider the existing access is safer for the applicant and other road users and provides better visibility when exiting the land.

The location of the proposed building is sited close to the extant agricultural access into the land. This assists in preventing an unnecessary access track from the site entrance to the proposed building. This would have a greater impact on the openness of the greenbelt setting and also reduce the available grazing land.



It's important to note the PROW running along the eastern boundary of the site will remain unaffected by the proposals. This is separated by a dense hedge and does not conflict with the existing access point that will continue to serve the agricultural land.

As noted above we contend there will be a decrease in vehicular traffic resulting from this proposal, subject to support. The access will be solely for the purpose of maintaining the farming business/land and stock and will not cause a significant safety issue.

As such, we contend, this proposal should be considered acceptable and in compliance with Local Plan Policy T4 and as a result is acceptable in terms of Highway Safety.

## **ECOLOGY/BIODIVERSITY**

We contend there will be minimal impact on biodiversity. The land has been farmed over a long number of years.

Notwithstanding this and to provide a positive contribution towards biodiversity we have added bird boxes and bat boxes surface mounted on the proposed building as indicated on the proposed elevations.

2 Swift nesting boxes will be sited on the North East elevation and 2 Beaumaris Woodstone bat boxes will be mounted on the South West elevation. Not only this but the applicant is in the initial stages of arranging a 415meter length of a mixed species hedge row on the site, this can be conditioned as part of a planning approval. 255metres are to be planted along the roadside boundary (full length of the ownership) with a 160m planting along the boundary to the neighbouring land.

This we contend provides a good ecological enhancement to offset the potential impact of the proposed building.

The proposal is therefore considered to be in compliance with Local Plan Policy BIO1 in that the development conserves and enhances the biodiversity of the area.

## **DRAINAGE**

It is intended to collect surface water run off for reuse (livestock water) with the overflow connecting into a herringbone drainage system forming a natural soakaway.

The location and topography ensures no surface water run off on the adjacent highway.

## **SUSTAINABILITY**

This development proposes to further extend the existing rural agricultural farming business. The cost-of-living crisis and the retraction of the single farm payment over the next few years, farmers are being forced to look at ways to diversify to supplement their farming businesses. The applicant

is very keen to continue with his rural business, however the ever-increasing cost of fertiliser, travelling costs and livestock losses (outdoor lambing) along with general running costs take its toll on this rural business. The proposed agricultural building is an important aspect to enable this rural farm business to develop and reduce current expenses whilst maintaining the quality of the finished product (meat).

The economic impact of the development is not just limited to the applicant's own rural business, it will feed into other local businesses (provision associated medication, supplement feeds, and agricultural items such as lambing gates and other ancillary items, this will contribute positively to safeguarding other local jobs. The applicant will continue to manage the proposed agricultural unit, and initially it is not expected there will be prospects for additional employees. The lack of job creation however is not unusual for farming businesses, typically the employment opportunities are kept within their own family.

The production of locally produced meat should not be underestimated. The cost of importing lamb from New Zealand/Australia has significant impacts on transportation and freshness of the meat.

## **RESIDENTIAL AMENITY**

Policy GD1: General Development affirms that proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents, and that they are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.

The proposed development is sited on existing land used for farming. The applicant wishes to expand and develop his rural farm business. The lack of an appropriate agricultural building is hindering the natural growth of this rural business.

We contend that the impact on residential amenity has been addressed within the design. The location of the proposed livestock building has been positioned a good distance away from the nearest receptors that eliminate genuine concerns. These significant distances, as previously referenced, will significantly lessen the impact to residential amenity.

The distance between the proposed building and the residential properties will ensure that no residents will be impacted by overlooking or overshadowing caused by the development. The proposed building, we contend, is not considered to harm residential amenity as it is at an acceptable distance from the nearest dwellings and is in keeping with the existing agricultural use of the site.

We consider an odour assessment is not necessary in this instance.

We also consider, given the proposed location, that there will be no significant issues in relation to noise pollution.

We therefore contend, that the proposals should be considered consistent with the character of the area in compliance with Local Plan Policy SD1, D1 and GB1 and as a result is acceptable in terms of residential amenity.

## **CLIMATE CHANGE**

Policy CC1 states that the Council will seek to reduce the causes of and adapt future impacts of climate change. Paragraph 157 of the NPPF states that the planning system should shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience.

It is acknowledged that as a result of the development the application will be able to produce onsite manure/fertiliser which will reduce the need for manufactured chemical fertiliser. This will help to reduce emissions.

With regard to the issues of the production of meat, the impact of this upon climate change is still being established/considered. We accept that there are arguments both for and against the principles of livestock farming but considering imported alternatives we contend this application assists in combating climate change with the production of local and fresh meat as opposed to imported meat, with lower welfare standards, from the other side of the world.

## **CONCLUSION**

In support of this application we add: -

- The subject of this full planning application is for the construction of an agricultural building for livestock, lambing, overwintering, bringing on stores (cattle) to finishing, general handling purposes, storage of unwrapped bales and the storage of bedding (unwrapped large round bales of straw).
- The total area of the proposed agricultural building is 208 square metres.
- The application site is sited on land that has been used historically for livestock/farming purposes and now forms part of Lee Barnards Farming holding in conjunction with other rented land.
- This land forms part of an agricultural business with a registered Farm Holding (CPH No 47/730/0175). The overall holding is well in excess of 5 hectares.
- The subject site, and other rented land, is used for haymaking and grazing of pedigree sheep.
- This location is considered the most appropriate location away from the natural watercourse to the South and close to the existing land entrance to prevent unnecessary engineering works that would impact on the openness of the greenbelt setting. Furthermore the proposed location is a good distance from the nearest residential properties

- The site features (established trees) levels and topography has also been considered when determining the most appropriate location. This proposal does not constitute harsh skyline development.
- The location of the proposed building is significant in relation to security, vandalism and arson. Many other local farms have very recently suffered a spate of theft/vandalism. This location, we feel, provides a secure location whilst being fit for purpose and ensuring minimal impact on the location.
- The parcel of land which the application relates to far exceeds 1 hectare.
- There are no other buildings on this (owned) holding or the other land at Silkstone/Hoylandswaine.
- An agricultural building, on land within the applicant ownership, is essential to safeguard the future of their business. To prevent unnecessary losses associated with outdoor lambing and to finish cattle. This will enable this rural farm business to thrive and develop. A building is required to ensure the safe handling of livestock and to create pens to lamb and finish cattle internally.
- It is wholly reasonable to require the construction of a suitable functional farm building to facilitate the functioning of the farm business.
- It will be noted that a key characteristic of this immediate vicinity is the predominance of agricultural buildings throughout the landscape. The sporadic development of older farm buildings and farmsteads can be seen around the very immediate locality and, therefore, this proposal will not be out of character or keeping with the surrounding area and the character and appearance of the countryside.
- The appearance of the proposed building has been designed to be in keeping with other nearby modern agricultural buildings with a form and scale appropriate for the use and land holding. The building has also been located adjacent to established trees (screening) that will not only shelter the building but also ensure the building is not prominent or overbearing from nearby public viewpoints.
- The location has been arrived at to ensure no pollution and noise control issues are unduly caused to the nearby residential buildings.

The openness of the greenbelt and visual amenity has been heavily considered in determining what we consider to be the most appropriate location for the building, we are however open to discussions with Local Authority Planning Officers.

We contend this supporting statement indicates compliance with the above paragraph/extract from the local plan providing clear clarification to enable this application to be supported.

Naturally should the Local Authority Planning Department require any further information please contact Paul Matthews Architectural. We respectfully ask for contact from the case officer prior to the formal determination of this application.

## **APPENDIX A**

### **Land Holding**







Land at Carr Lane, Gunthwaite, S36 7GB. (9.06 hectares/22.4 acres)





Land at Gardeners Cottage, Barnsley Road, Silkstone. (1.22 hectares/3 acres)