



Design & Access Statement

Proposal: Agricultural building to house livestock & to store fodder & implements

Site Reference: Mr & Mrs I Saynor, Land South of Wood Nook Farm, Stainborough Lane, Hood Green, Barnsley. S75 3HA

Character appraisal

This holding is located south of Hood Green in a rural area. The land is used for fundamental agricultural processes. This farmland extends to approximately 80 acres. This farmland is currently used to rear sheep and to produce fodder. The field boundaries in this area comprise of hedgerow.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 840m². The floor area of this building will be of an open plan type design and livestock will be loose-housed.

As shown on drawing No. 1123-002 the applicant will also construct a hardcored access and yard area.

A retaining wall will be constructed 2m south from the existing boundary hedgerow.

This proposal will assist the farm to be economically viable.

Use of proposed building

As a result of the applicants farm being subject to a compulsory purchase order due to the route of HS2 Phase Two they require to relocate their farmstead.

The applicant currently farms at Highwood Farm, Walton however the farm is located between the proposed high speed line and the rolling stock yard line and is subject to a compulsory purchase order (see attached map and letter).

The applicant has purchased 80 acres of farmland at land south of Wood Nook Farm, Hood Green (approximately 15 miles from Highwood Farm) however there are no agricultural buildings on this parcel of land and is therefore fully aware of the inadequate housing/storage facilities available.

The applicant has not received a date for when they need to leave their current farm however when they do they will find it both difficult and impractical to manage the holding without a building.

This proposed building will be used to house and lamb approximately 400 sheep and to store fodder and implements.

This building will accommodate the required stocking densities and storage space and ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Shelter should be provided for sheep especially in cold, wet, windy weather, at lambing and after shearing. Very young lambs are particularly susceptible to hypothermia in cold wet weather.

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

FABBL requirements state that the space allowance for loose-housed sheep on a solid floor during pregnancy is a minimum of 1.2m² - 1.4m² and 2.0m² - 2.2m² after lambing with lambs at foot up to six weeks of age.

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

Where possible, pregnant ewes should be kept in groups of less than 50 to allow for better individual recognition and attention at lambing time.

This building will also be used to store Heston bales of hay and to store wheat, both produced off the applicants land. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

In addition to the above this building will also be used to store implements. Alternatively these implements would be left outside exposed to the elements. This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include tractors, trailers and general agricultural equipment required to run the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

Siting

As shown on drawing No. 1123-004 this building is located on land south of Wood Nook Farm, east of Manor Farm and west of Stoney Royd Farm.

This building is set 9m south from the existing boundary hedgerow as shown on drawing No. 1123-005.

As shown on drawing No. 1123-002 the applicant will also construct a hardcored access and yard area.

The siting of the proposed building and hardcored area is for ease of the farming process.

The ground level rises from east to west. The area of land where the proposed building, yard area and access will be located will be excavated/made up as shown on drawing No. 1123-001. A retaining wall will be constructed 7m north of the proposed building, 2m south from the existing boundary hedgerow. The surrounding area will remain as existing ground level.

We feel this building has been positioned in the most practical location.

Scale

The applicant wishes to erect a steel framed agricultural building 42.000m long x 20.000m wide (comprising of a 14.000m wide apex and a 4.500m wide lean to with a 1.500m wide canopy) x 4.850m/3.520m high to eaves level

The applicant also wishes to create a hardcored yard area 82m x 40m.

We feel the scale and appearance of this building and yard area is appropriate for the site.

Landscaping

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.

Appearance

As indicated on drawing No. 1123-001 this building will incorporate a Natural coloured fibre cement sheeted roof incorporating 35 No. GRP roof lights.

Vertical cladding down 3.200m below higher eaves level to be treated Yorkshire boarding.

All roof and vertical joints will be made good with matching barge board.

Below cladding to be pre-stressed concrete panels.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe.

Both gable elevations will incorporate a sliding door to suit openings of 4.500m wide x 3.650m high.

We feel these materials will blend into the existing landscape without having an adverse effect.

This building has been designed in accordance with B.S. 5502.

The design of the building is specific for the wellbeing of the animals kept therein.

Access

Access to the building will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Stainborough Lane which runs between Hood Green and Crane Moor.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.