

DESIGN AND ACCESS STATEMENT

Proposed dwelling for agricultural worker at Manor Farm, Stainborough Lane, Hood Green, Barnsley.

The dwelling is to be sited in close proximity to the existing farm complex and screened by a Hawthorne hedge and several boundary oak trees.

Designed in a traditional manner and built in natural York stone with an artificial stone slate roof. The windows of the principal rooms face away from Stainborough Lane.

ACCESS

The access is by means of the existing double gate field entrance and is to have a stock proof cattle grid together with a stock movement gate and accessed by a permeable surfaced drive.

July 2015

Application for Agricultural worker dwelling at Manor Farm, Stainborough Lane, Hood Green for Mr Richard Lea

The Lea family have owned and farmed Manor Farm continuously since 1957.

The existing farm house is occupied by Mrs Lea who is 90 yrs of age and her son Howard Lea who is 64 years of age and no longer married.

A dwelling is required on the farm for Mr Richard Lea, age 33, the son of Howard Lea, as he is principally responsible for running the farm enterprise.

The farming activities comprise the following:-

- Manor Farm, Stainborough Lane, 150 acres self owned.
- Stone Farm, Wortley, 300 acres held on a business tenancy to Wharnccliffe Estate with 17 years still to run.
- Succession tenancy with Stainborough Estate extending to 150 acres.
- A further 70 acres held on a yearly grazing tenancy.
- Manor Farm – the principle activities are sheep and cattle rearing.
- Stone Farm – the main use is milk production with 150 milking cows with 180 followers, together with 40 hectares cereal growing for feeding cattle.

Stone Farm has one farm house which is occupied by the full time herdsman.

The total Work force is comprised of 5 persons, Mr Howard Lea, Mr Richard Lea, the herdsman and two full time workers.

In recent years the sheep rearing activities have expanded and the present stocking levels at Manor farm are 1400 breeding sheep with 400 replacement stock together with 2000 fattening lambs bought in to help a regular input for the butchered lamb carcasses at the facilities at Manor Farm, supplied to local restaurants, hotels, shops and retail outlets under the name of Meadow meats.

Due to the increased work load at Manor Farm and the need to be onsite particularly at lambing time which is staggered in order to help continuity of production and the butchering work involved with the Meadow Meats business it is necessary for Richard Lea to live on site.

The following figures, in evidence, have been arrived at by reference to John Nix Farm Management Pocketbook 2015 the 45th edition.

Standard Man Days (SMD) is a general estimate of the farm labour requirement per enterprise. A SMD total is 2,200 hrs per year. This is 45 weeks work of 39 hours (after holidays, illness, etc have been deducted) plus an average of 10 hrs overtime per week ($45 \times 49 = 2205$). These total hours are converted into 275 notional 8 hour Standard Man Days. This figure included an assessment for overtime but can be increased by further overtime working (see sheet 1).

The total of 10985 SMD's equates to the calculation tables within the John Nix Farm Management Pocketbook 2015 and represents a full working week for the five persons employed – 2200 SMH per year.

Sheet 1

	<u>Hrs</u>	<u>SMD's</u>
Winter feed barley – 40 hectares x 1.5 SMD		60
Dairy Cattle – herd average 7200 litres		
150 milking cows - 26.6 hrs per cow/year	3990	
25 replacement heifers 10/27 months - average 2.0/month - 24 x 25	600	
35 rearing stock 12/18 months - average 1.4/month - 16.8 x 35	588	
40 rearing stock 6/12 months - average 1.3/month - 15.6 x 40	624	
40 calves 0/6 months - 0 average 1.6/month = 19.2 x 40	768	
	4570	571
Sheep		
1400 breeding ewes - average 2.9 hrs/month (34 hrs/yr)	48720	
400 replacement ewes - average 1.8 hrs/month (21.6 hrs/yr)	8640	
200 bought in fattening lambs - average 2.5 hrs each	5000	
	62360	7795
General Land Management		
Hedging, ditching, fencing, electric fence movement (total 670 acres = 271 hectares) - average 6hrs/day = 30 x 45	1350	168
Land cultivation – average 5 hrs/day = 25 x 45	1125	141
Attendance at markets to buy fattening lambs weekly Skipton, Bakewell & Holmfirth - 1 day per week		50
Butchery, cutting, packing & delivery of Lamb products including record keeping - 1 man full time		220
TOTAL SMDs		10985