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DESIGN & ACCESS STATEMENT

Proposed Erection of Agricultural Livestock Building, Off Pinfold Lane, Silkstone Common, Barnsley.

Applicant: Mr D Watts.

1. Introduction.

1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP.

1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed building and its relationship with its immediate surroundings and the character of the wider area. In particular the design of the proposed building has been largely influenced by modern agricultural buildings in the locality and the applicant's own requirements to look after the animals on this area of land that is somewhat distant from the main farming enterprise at Toad Hall Farm. The statement also highlights the particular characteristics of the existing access that will serve the proposed development.

1.3 The proposed development involves the construction of a detached agricultural building, which is required as a livestock shelter, with an area for feeding troughs to the front of the building. The proposed building is located in the corner of one of the applicant's fields, adjacent to the entrance gate and two mixed boundary hedges. The building measures 44.2 metres by 12.3 metres externally and is 4.3 metres high to eaves level and 6.3 metres high to the ridge.

2. Design of The Proposed Building.

2.1 The site of the proposed building is located in the corner of the field and backs onto the existing access track that runs along the southern boundary of the field to the adjacent field. The closest houses to the proposed building are approximately 120 metres away to the east/south east and west and there is an established equestrian centre to the north of the application site and that is around 200 metres away.

2.2 The siting and design of the proposed building have been chosen because the building is considered to be relatively modest in scale compared with many other modern agricultural structures and would be sited some distance from any other built development. It is considered that whilst the building would be visible from surrounding land and the public highway around Coates Lane and Pinfold Lane, it would not be overly prominent and would also be sufficiently distanced from surrounding residential properties to ensure that there is no detriment to the amenities of the occupiers of those properties.

2.3 The building will be viewed against the backdrop of the adjacent boundary hedges and a significant number of nearby trees that predominantly run along the boundary hedge and fence lines close to the site. There is already an established access track running across the field to the south of the proposed building and there is therefore no additional impact or detriment to the area, as could be the case if a new road or access were required. The access track is shown on the submitted drawings.

2.4 The front elevation of the proposed building is to face north and therefore away from the closest residential properties. This will ensure that cattle are shaded from the sun in hot weather and also from the worst of any inclement weather, which predominantly comes from the west. The applicant has considered a number of options for this development and the details of the proposed building and its location have been arrived at in an attempt to create a development that is both functional and also fits in well with its surroundings.

2.5 The design of the proposed building essentially copies the details of numerous other agricultural buildings throughout the countryside in this area and it is not considered that there are any special requirements for this site that would lead one to believe that an alternative form of development is needed. With regard to the likely level of disturbance to neighbouring residents it is considered that the building is not large, in agricultural terms and the scale of activities would be limited in practice by the scale of the building and the overall site, which will be grazed by the applicant's cattle whether this building is allowed or not. It should also be noted that the dwelling to the east and south east of the site are also separated from the site by a hedge and a group of trees and the proposal would not, in itself, cause unacceptable harm to neighbours' living conditions in terms of its appearance, noise, disturbance or odours.

2.6 The proposed building has a ridged roof, but as is typical with buildings of this type, the roof pitch has been kept down to a minimum so that it will be much less conspicuous on this site. Some screen hedging and trees are already in existence around this site and further planting can also be carried out in connection with the proposed development if this is considered to be necessary by the Council.

2.7 The external facing materials for the building are proposed to be good quality concrete panels at a low level to avoid damage from the cattle using the building, for the lower sections of the walls, with vertical timber Yorkshire Boarding above, as shown on the submitted plans. The roof is to be covered with profiled metal roofing sheets, with 'clear' roofing sheets added to allow more natural light to enter the building and we feel that this design will all blend in well on this particular site.

3. Access Considerations.

3.1 In terms of the access that will serve the proposed development we are proposing to use an existing access track running to the south west of the site, leading to a lane that serves the adjacent properties at Berry Moor House and Farm. This lane serves a number of properties and surrounding land and joins the public highway network on Pinfold Lane. This is a long established access track and has been used for many decades in connection with the applicant's farm land and the adjacent farm at Berry Moor House Farm. It is therefore considered that an alternative access is not needed and this access is considered to be acceptable in all respects.

3.2 The existing access works very effectively for the applicant's business and it is also located in a position where there is adequate visibility in both directions for the drivers of vehicles leaving the site. It should also be noted that there will be no material increase in the vehicular traffic to and from the site as a result of the proposed development as the applicant has been using the site in the same manner over recent years using the neighbouring farm buildings, which are no longer available to him.

3.3 It is considered that retaining the access in its current position will not have any material detriment on the amenities of neighbouring residents or the interests of highway safety. As this replicates the existing access arrangements and there will be no significant changes in the intensity of the use of the access it is considered that there should be no objections from a highway safety viewpoint. There is ample width to the access and because of the nature of the applicant's vehicles there is ample space within the application site for turning manoeuvres to ensure that vehicles can enter and leave the site in a forward gear.

3.4 As mentioned above, the activities associated with this proposal are the same as they have need on this land for many years and as there has been no material change in the circumstances surrounding the access and use of the site, it therefore follows that the access arrangements are acceptable and there will be no detriment to highway or pedestrian safety as a result of the proposed development being granted.