



Local Requirements

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

Affordable Housing Information

Not Applicable

Agricultural Developments Statement

Agricultural Holding No.

49/522/0003

Size of holding

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.

This farmland is used to rear sheep and to produce fodder.

Animals kept at the site

The applicant currently farms 400 head of sheep.

Existing buildings on the holding

The applicant currently has no agricultural buildings on this parcel of land and is therefore fully aware of the inadequate storage and housing facilities available.

Additional rented buildings/land

The applicant does not currently rent any additional buildings or land.

Proposed size of building

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 floor area created by this development will be 840m².

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

Proposed use of building

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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.

Employment at the site

The applicant currently runs the holding himself and does not employ anyone on the holding.

Agricultural Workers Dwellings Appraisal

Not Applicable

Archaeological Report

Not Applicable

Biodiversity Survey & Report

Not Applicable

Change of use of shops or community facilities to other uses – Supporting Information

Not Applicable

Environmental Statement

Not Applicable

Town Centre Uses –Evidence to accompany applications for town centre uses

Not Applicable

Farm Diversification Schemes – Supporting Information

Not Applicable

Flood Risk Assessment

Not Applicable

Foul Sewage & Utilities Assessment

Not Applicable

Heritage Statement (including listed buildings, Historical features, Archaeological features and Scheduled ancient monuments)

Not Applicable

Land Contamination Assessment

Not Applicable

Landfill Applications

Not Applicable

Landscaping Details

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.

Lighting Assessment/ Details of Lighting Scheme

Not Applicable

Loss of Employment Land/ Buildings Statement

Not Applicable

Noise Impact Assessment

Not Applicable

Open Space Assessment

Not Applicable

Parking & Access Arrangements

Not Applicable

Photographs & Photomontages

Not Provided

Planning Obligations – Draft Heads of Terms

Not Applicable

Planning Statement

Not Applicable

Refuse Disposal Details

Not Applicable

Site Waste Management Plan

Not Applicable

Statement of Community Involvement

Not Applicable

Structural Survey / Works Method Statement

Not Applicable

Telecommunications Development – Supplementary Information

Not Applicable

Transport Assessment

Not Applicable

Travel Plan

Not Applicable

Tree Survey / Arboricultural Implications

Not Applicable

Ventilation / Extraction Statement

Not Applicable