

DESIGN AND ACCESS STATEMENT

FOR REPLACEMENT SILAGE CLAMPS AT GUNTHWAITE HALL FARM

Prepared by: JR & JE Griffiths
Gunthwaite Hall Farm
Penistone
Sheffield
S36 7GE

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DESIGN ACCESS STATEMENT

The following statement will endeavour to present information with regard to the application for the erection of new silage clamps at Gunthwaite Hall Farm, Penistone, the property of JR & JE Griffiths.

This statement provides a brief outline of the required points with regard to how this application has been submitted and the basis of submission.

1. Assessment

This particular application as stated is for the erection of silage storage clamps.

1.1. Physical Context

Gunthwaite Hall Farm is on Gunthwaite Lane outside the village of Upper Denby. The farmstead is situated to both sides of Gunthwaite Lane and comprises a mixture of traditional and modern farm buildings.

The traditional range of buildings is located to the east of the lane with the modern steel portal framed livestock buildings being situated on the opposite side of the lane. At present the farm is therefore divided by Gunthwaite Lane.

The total area of land farmed by JR & JE Griffiths extends to approximately 300 acres (121.4 ha) of which 150 acres (60.7 ha) surrounds Gunthwaite Hall Farm (see location plan). The remaining land is within 6 miles of the application site and is occupied on a 15 year Farm Business Tenancy.

1.2. Social Context

The development will have minimum effect on people in the locality due to its rural location and integrated setting being within a well-established farm and in close proximity to agricultural buildings.

1.3. Economic Context

The applicants are investing in the farmstead by creating a new silage storage area. The provision of new silage clamps will improve efficiency and modernise the dairy unit to ensure the viability of the family business for the next generation.

The proposed development will enable the business to make more efficient use of conserved forage. Due to the design and accessibility of the new clamps, the silage will be more effectively fed and there will be less waste in comparison to the current facilities. Improved feed quality will benefit the dairy herd and in turn improve business profitability.

1.4. **Planning Policies**

Development of this nature falls under the Town & Country Planning (General Permitted Development) (England) (Amendment) Order 2018, Schedule 2, Part 6, 'Agricultural Buildings and Operations'.

2. **Involvement**

As the development falls within General Permitted Development, the applicants have not included Barnsley Council in any pre requisite for this application.

3. **Evaluation**

The decision has been taken to submit a prior notification of the proposed development and therefore a planning application is not required.

4. **Design**

The design of the silage clamps has taken into account the layout of the existing farmstead and requirements of the growing family business. The silage pits will be constructed of concrete panels which will form the walls, both end faces of the pits will be open to allow access from both ends, the floor will be an impermeable concrete surface.

There will be a boundary drainage channel around the outside of the pits which will act as a gutter to collect all run off and dirty water. A curb and dish type of gutter will be located at the base of each end of the pits. Therefore compliant with the current SSAFO regulations.

The silage pits will drain into an 8,800 gallons (40m³) effluent tank. This provides adequate storage based on the size and capacity of the silage clamps.

5. **Use**

The proposed construction will be used for the storage of grass and whole crop silage produced on the farm. Therefore the use will be the same as that of the existing silage clamps.

6. **Amount**

This is for two adjacent silage clamps.

7. **Layout and Access**

The proposed pits are to be located within close proximity to the farmstead on adjacent land. The close location to the cattle housing shed will allow access to the cattle building to dispense feed. The location of the new pits also takes account of access with tractors and trailers to fill the clamps with foraged grass during harvest. The new pits will therefore be accessed much easier and safer than the current facilities on the farm.

The existing track to the slurry lagoon will be used as a means of access to fill the pits during harvest, which comprises of three days of the year. Access from the pits to the cattle housing building will be through the farmyard.

8. **Scale**

The entire area of the two silage pits combined will measure 35m x 27m to total 945m². Concrete panel walls will be built to a height of 3m.