David Storrie Associates
Town Planning Consultants

DESIGN AND ACCESS STATEMENT

AGRICULTURAL BUILDING

HEYSIDE FARM, UPPER CUMBERWORTH

CONTENTS

INTRODUCTION	Page 3
SITE LOCATION AND DESCRIPTION	Page 3
RELEVANT PLANNING HISTORY	Page 6
RELEVANT PLANNING POLICY	Page 6
THE PROPOSAL	Page 7
CONCLUSIONS	Page 9

Introduction

This statement has been prepared by David Storrie Associates in support of a planning application for the erection of a new agricultural shelter on land off Brown's Edge Road, Upper Upper Cumberworth

The Statement is split into two sections; the first identifies the context of the proposal; its location; description; any relevant history and planning policy

The second will describe the proposal and how it has reacted to its context.

Section 1

Site Location and Description

It is proposed to erect the shelter in the corner of a large field adjacent to Brown's Edge Road. The field is open and undulating and used in the main for grazing (horses and cattle).

The site is part of Heyside Farm, which has a large land holding of over 40 hectares. It is isolated from the main farm buildings which are located some 2km to the west off Windmill Lane.

The aerial views over the page identify the site and its relationship to the main farm buildings.



The main farm buildings

The Site



Relevant Planning History

A field shelter was granted consent under agricultural notification procedures in 2008. (This proposal cannot follow such procedures because of its size). This field shelter is in a different part of the farm.

Relevant Planning Policy

The site is located in the Green Belt as identified by the Kirklees Unitary Development Plan (UDP) which was adopted in 1999. Central Government advice is contained in Planning Policy Guidance Note 2 (PPG2) on Green Belt and Planning Policy Statement 4 (PPS4) on Economic Growth.

Local Plan Policy is contained in The UDP Policies D10 and D11 are relevant.

Both local and national planning policy recognise that agricultural buildings are appropriate development in the green belt.

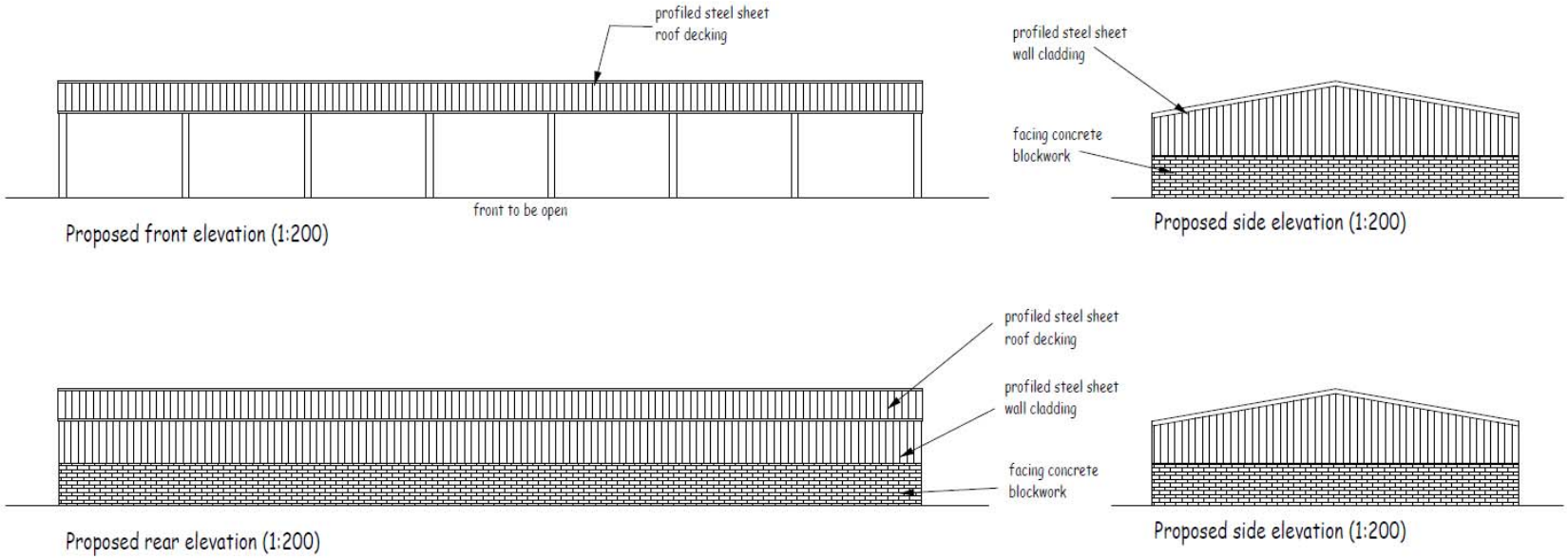
Agricultural buildings have to be used and designed for agricultural purposes such as the storage of hay to be considered as appropriate.

Section 2

The Proposal

It is proposed to erect a single agricultural building measuring 15.6 m x 36.8 m. It will be constructed with a facing concrete block work plinth and profile steel sheet wall cladding and roof. The colour of the cladding will be appropriate either dark Brown or dark green.

The plans below describe the proposal.



As can be seen and as stated the farm is a large operation being some 40 ha. This means that parts of the farm are remote from the central storage buildings. It is therefore essential that satellite storage is placed in locations around the land holding.

In this way hay can be stored near to where animals are being kept. Currently hay has to be delivered from the main farm buildings to these remote areas. This is not a satisfactory situation.

The purpose of the proposal is therefore simply to provide storage of animal feed where it is needed and to save numerous journeys to and from the central farm buildings.

It is clear that the use of the building is for agricultural purposes. The building is also of a functional agricultural design including one open side for the easy removal of hay.

Access to the building is easily achieved from the nearby roads and will be only by farm vehicles such as a tractor.

There are no residential properties nearby therefore there are no residential amenity issues to be considered i.e. the new building will not cause any noise or odour nuisance nor will it block anybody's views.

It has been located in the corner of the field. This has been done for two reasons; the first is to allow relatively easy access; the second is that this is the most discreet location in terms of the visual impact of the proposal on the character and appearance of the locality.

Conclusions

This proposal is appropriate development in the green belt. It is required for the operational needs of an existing large farm.

It has been designed to reflect its function which is simply for the storage of hay and other food for the animals that are kept in the fields around its location.

It is our conclusion that the proposal is appropriate development in the green belt and that it does not have a detrimental effect on the character or appearance of the area and is therefore acceptable under the identified planning policies.

Report produced by ***David Storrie Associates***, Town Planning & Development Consultants

42 New North Road

Huddersfield

HD1 5LS

T: 01484 428552

F: 01484428212

E: david@dsaplanning.co.uk

www.dsaplanning.co.uk

December 2010
DSA 114210