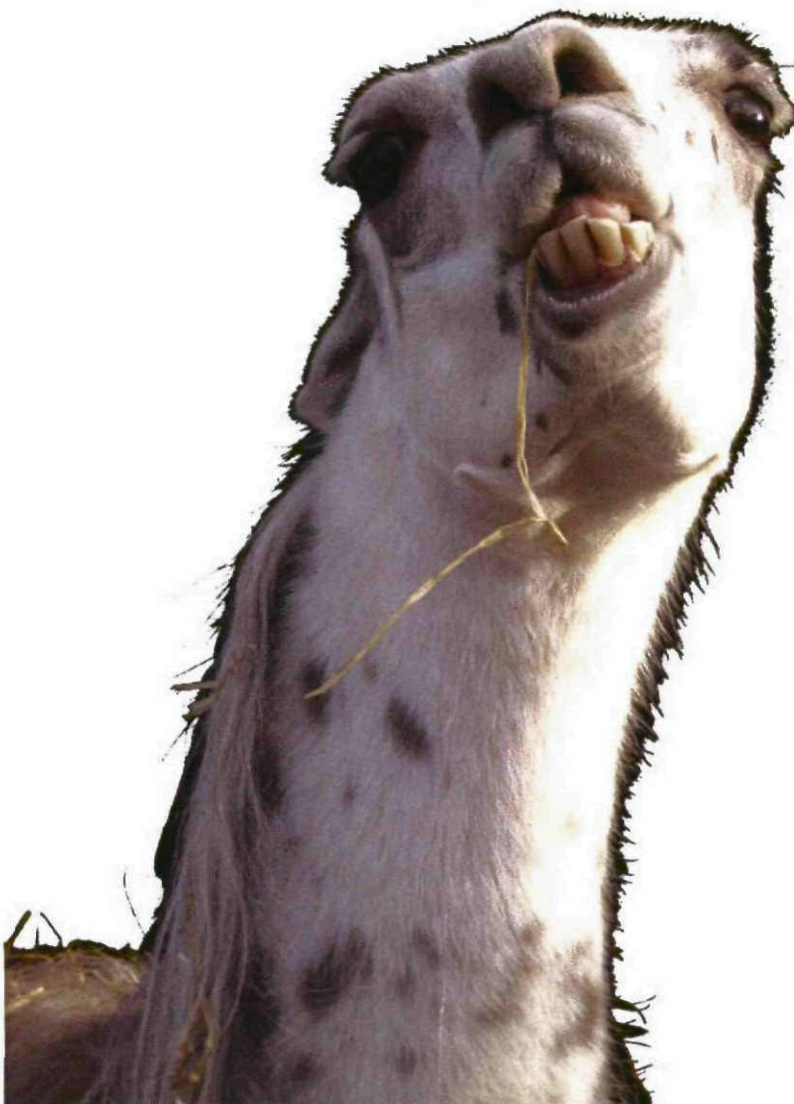


# DESIGN & ACCESS STATEMENT

**Cannon Hall Farm  
Cawthorne  
Barnsley**



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## **1.0 Introduction**

Chris Carr Associates have been instructed by Cannon Hall Farms to prepare detailed design proposals for the redevelopment of the existing open farm at Cannon Hall.

It is proposed to submit detailed design proposals for the redevelopment of the existing open farm at Cannon Hall to provide enhanced public facilities and, in particular, to address the recommendations of the Griffin Report for "open farms". This report, which results from an e-Coli infection on an open farm site at Godstone, has made recommendations with regard to the interaction of visitors with farm animals which will lead to a major re-think in the design of open farm facilities.

"Master Plan" proposals have been prepared to illustrate how the existing open farm can be adapted to provide for replacement animal housing, a new farm shop with butchery and bakery, an enhanced gift and pet shop, improvements to the existing restaurant, a new education centre, covered indoor play facilities and overall improvements to vehicular and pedestrian access and landscaping.

The proposals have been the subject of extensive consultation with the planning authority including a formal presentation under the Pre-Application Procedure. These consultations, and the advice received from specialist consultants, local and national specialists in open farm attractions, the Tourist Board, Barnsley Economic Development Office, customers and in particular, the Griffin Report, have informed the design process leading to the submission of this planning application.

## **2.0 Site Assessment**

### **2.1 Location**

Cannon Hall Farm is approximately 7.4km west of Barnsley Town Centre and 13.7km south west of Wakefield City Centre. The farm is located on the western edge of the village of Cawthorne and is within 7km of Junction 38 on the M1 motorway.

Cannon Hall Farm stands within Green Belt countryside, immediately adjoining Cannon Hall Mansion, Park and Visitors Centre and forms a part of a major tourist attraction to the west of Barnsley.

Site location plans are attached at Appendix 1.

## 2.2 Background

Under the stewardship of the Nicholson family, Cannon Hall Farm has grown organically from a relatively small open farm into one of the largest facilities of its type in the north of England and into a major tourist attraction. The farm complex and visitor attractions have grown around a working arable and stock farm which supplies beef, lamb and pork to a farm shop outlet via an on-site butchery and bakery. An adjoining restaurant serves home prepared meals based upon farm produce and there are extensive ranges of stock buildings open to the public, allowing close interaction between visitors and farm animals. Outside play facilities, classrooms and picnic tents enhance the experience and make the farm an attractive destination for local schools as well as the general public.

The existing business at Cannon Hall has been successful as a result of the owners constantly striving to update and improve their facilities and stay ahead of the game. For some time, the Nicholson family have been considering improvements to the existing shop, restaurant and educational facilities and the Griffin report has brought their deliberations into sharper focus.

Cannon Hall open farm remains a very popular visitor attraction and plays an important role locally in providing a location close to the centre of Barnsley where the public and particularly children, can see farming activity at close hand, and in particular, interact with farm animals. Despite its popularity, and particularly as a result of the Griffin report, the facilities at Cannon Hall have become dated and the owners must re-invest in the business to ensure that it is amongst the very best of its type anywhere.

This Design & Access statement that is submitted in support of the planning application provides a detailed description of the existing business and each of the proposed new developments. The proposals have evolved over the last two years to adapt to the challenges thrown up by the Griffin report and the current recession. The owners remain optimistic for the future and believe that the proposals which are the subject of this planning application will maintain and improve visitor numbers and provide additional local employment.

Cannon Hall Open Farm is, above all else, a working farm. The new farm buildings are designed as a "model" farm for the commercial production of beef, lamb and pork whilst at the same time allowing the public to get as close as possible to the animals and farming activity. It is important that visitors are able to see all farming operations at close hand, including modern mechanical feeding and bedding operations. A one way system of ramped access paths and viewing galleries will take visitors through the farm with regular signage explaining each facility. The new farm buildings have been designed to fit comfortably within the surrounding landscape, by being built into the contours of the site and in sympathetic materials.

The home bred production of beef, lamb and pork is channelled through the farm shop. The existing shop is dated and requires comprehensive improvement if it is to compete with the best.

After initially considering conversion and extension of the existing shop it became clear that the existing buildings were not capable of adaption and that the location of the shop was causing a conflict between shoppers, visitors and the numerous school parties using the lower level classrooms.

The sale of farm bred meat and home made bakery products requires a substantial area to be devoted to storage, preparation and kitchens. The building needs to be serviced by large vehicles and space is required for external bins. Ideally, customers should be able to park adjoining the shop and in such a way that they do not inconvenience other visitors. A new purpose designed farm shop was required.

The new building is located as close to the existing farm complex as possible, but in position where the conflicts highlighted above are avoided. In recognition of the quality of the site, its location within the Green Belt and proximity to an important listed building, the new farm shop has been designed as an exemplary piece of architecture incorporating traditional local materials in a modern and contemporary structure that fully exploits sustainable energy sources.

The removal of large animals from the centre of the site to the new "model" farm and the construction of a purpose designed farm shop provides the opportunity to convert, adapt and extend the existing buildings to provide enhanced visitor, restaurant, educational, play and small animal viewing facilities. Tented temporary classrooms located on the lawns adjoining the main car park will no longer be required, and all classrooms, display and exhibition space is provided within a single purpose designed facility. Revised entry and exits will avoid current congestion and the existing restaurant is shown extended to provide not only greater capacity, but also internal separation to allow for an area of quieter dining alongside the cafeteria. A new external flagged terrace is proposed.

As a part of the central area redevelopment it is proposed to construct a new indoor play building. In common with many other open farms, Cannon Hall Farm suffers from a seasonal fall in trade during the winter months and during periods of bad weather during the summer. This impact's upon turnover, which in turn impacts upon employment. An indoor play facility has the potential to iron out seasonal fluctuations and to help maintain visitor numbers throughout the year.

The new building replaces an existing portal framed cattle shed and is located at the very centre of the site. Clad in treated timber boarding and with coloured profiled roof sheeting, it will blend with the agricultural buildings that surround it.

Each of the new buildings, the alterations, adaptations and extensions that are proposed as a part of the "master plan" are an important part of the overall concept. The production of home bred meat, the preparation of butchery and bakery products, the sale of farm produce, the restaurants, visitor attractions and educational facilities all depend one upon another, and jointly create a unique rural business that will ensure the future of an important visitor attraction and substantial local employment.

### **2.3 Photographic Survey**

A photographic survey is attached at Appendix 2 which illustrates the existing site and its immediate surroundings. The photographs are annotated to confirm the direction from which they were taken.

### **2.4 Site Survey**

A detailed topographical survey of the site has been undertaken. This shows that whilst the central section of the site immediately adjoining the farm shop is relatively level, there are substantial changes in level over the overall built site area and whilst creating some inner circulation difficulty, the level changes facilitate split-level buildings and construction into the adjoining slopes, which will help minimize any impact on the openness and character of the surrounding Green Belt.

*A copy of the topographical survey is attached with the application*

### **2.5 Site Investigation**

The site has been the subject of a walk-over survey and brief report. The report considers past, present and future uses, past mining activity, quarrying or other mineral extraction and the potential for contamination to impact upon future development proposals. The survey indicates that the site has no past development history other than agriculture, is unlikely to be affected by redundant mine workings or contamination and that ground conditions are suitable for proposed future construction.

A copy of the Report is attached with the application at Appendix 3 .

## **2.6 Drainage**

A drainage and flood risk assessment has been prepared in support of the Planning Application.

The assessment confirms that the proposed redevelopment of the site will not result in any additional foul water discharge, but it will require adjustment and re-direction of existing drains and facilities. Additional surface water discharging from new roofs and/or hard standings will be taken to rainwater harvesting and sustainable storage systems prior to final discharge to the adjoining water course via newly constructed reed beds, thereby avoiding any flooding or polluting impact on land downstream.

A copy of the Drainage report is attached with the planning application at Appendix 4.

## **2.7 Access**

A highways report has been undertaken by PAH Highway. The report concludes that the new facilities will not have any impact on overall traffic numbers and that the existing facilities, subject to improvement, are capable of accommodating all anticipated traffic flows.

Cannon Hall Open Farm is popular with disabled visitors who are able to access most of the buildings and outdoor attractions via a system of carefully designed ramps. The new facilities, including the purpose designed farm shop, the model farm, restaurant extensions with external terrace and the alterations to the existing central area buildings, all with level access, will improve disabled access across the site, whilst the location of designated disabled car parking spaces that are close to the points of entry will ensure that travel distances are kept to a minimum.

A copy of the consultant's report is attached with the planning application.

## **2.8 Trees & Landscaping**

A detailed arboricultural implication report and method statement has been undertaken by James Royston and is submitted in support of the Planning Application. Mature trees at the centre of the site and adjoining the eastern boundary, in the area of the proposed indoor play facility and new farm buildings, will be retained and protected during construction. New construction will not have a detrimental impact upon these trees.

Newly planted trees in the area of the proposed farm shop will have to be removed to allow for the new building. Replacement tree planting will be undertaken to mitigate the loss of these existing trees and to enhance the *landscape surrounding the open farm and the adjoining Listed building at Cannon Hall*. A copy of the tree report is attached with the planning application.

Landscaping.

A detailed landscaping scheme has been prepared by fda Landscape Consultants. This illustrates new landscaping proposals across the site, with native trees and shrubs, planted in such a way that the new buildings are fully integrated into the site and that there is minimal impact upon the Green Belt or the setting of the adjoining listed building.

A copy of the landscape proposals is attached with the planning application.

## **2.9 Ecology**

The proposals will not have an ecological impact. An ecological appraisal is submitted in support of the Detailed Planning Application and new landscaping proposals will landscape surrounding Cannon Hall Farm. New tree planting, areas of wild landscape, enhanced hedgerows and open water features, within the reed beds, are proposed.

A copy of the ecology report is attached with the planning application.

## **3.0 Planning Policy**

The existing business has been the subject of a number of past Planning Permissions in respect of retail, restaurant, play facilities, agricultural buildings and access/parking provision. The site is well known to the Planning Authority and is recognised as being of major importance to existing tourist provision within the Borough.

The site is located within the Green Belt, where new development is not normally permitted other than in exceptional circumstances and where it can be demonstrated that it will not impact upon the openness and character of that Green Belt. Past expansion of the existing business has been permitted as a diversification of the existing farm and is in keeping with planning policy. Future redevelopment will have to indicate that it is "farm-led" and that new facilities are required to enhance and improve what is currently available, to comply with updated legislation in respect of *open access farms as a result of the Griffin Report*, and in such a way that the proposals will have no detrimental impact upon the character and openness of the Green Belt or the setting of the adjoining listed building.

For new build development to be acceptable in the Green Belt, exceptional circumstances should be demonstrated. Cannon Hall Open Farm is exceptional. It is an existing rural business based upon a working farm that also provides a major tourist facility, well used and appreciated educational facilities and the area's premier farm shop, and in doing so, it generates substantial local employment.

The new buildings have been designed to fit with their rural surroundings by taking advantage of existing levels to allow them to be set within the landscape, by being of appropriate scale, form and mass and by incorporating natural materials which are typical of the area.

### **Statement of Significance & Justification**

Cannon Hall Open Farm is located immediately to the rear ( North ) of Cannon Hall, a listed grade 11\* building and a number of other heritage assets that are associated with the mansion. The following links provide information on each of those heritage assets and the background to assist in judging their significance in relation to the master plan proposals for the open farm.

Asset number 1151805 <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1151805>  
 Asset number 1151806 <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1151806>  
 Asset number 1151807 <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1151807>  
 Asset number 1314699 <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1314699>  
 Asset number 1191474 <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1191474>  
 Asset number 1151810 <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1151810>  
 Asset number 1191498 <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1191498>  
 Asset number 1151811 <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1151811>  
 Asset number 1151788 <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1151788>

Cannon Hall and its surrounding gardens, pleasure grounds and parkland landscape are significant and of National importance. A plan at appendix 5 and a full description of the Registered Park & Gardens at appendix 6 illustrate the listed buildings and describe the surrounding setting.

Reference to the plan at appendix 5 confirms that there are no listed buildings or structures within the area currently occupied or proposed to be occupied by Cannon Hall Open Farm. The nearest listed building is the stable block, located immediately to the North of the mansion and these buildings are unaffected by the proposals.

The proposed alterations and extensions to the existing restaurant and central area buildings, including classrooms, gift and pet shop, public access and egress and associated works will not have any greater impact upon the listed buildings than the existing structures.

The proposed indoor play building replaces an existing agricultural building over a similar footprint, and although slightly higher to the ridge, will not be visible from outside the centre of the open farm site. None of the central area buildings are visible from the registered Park and Gardens, and none of the work in this area impacts upon the openness or character of the registered heritage asset or the wider Green Belt.

The proposal to develop the new farm shop and the model farm have the potential to impact upon the listed buildings and registered park and gardens. Both are to be constructed within the area of the original deer park but outside the area of the gardens and pleasure grounds associated with the mansion.

### **The Farm Shop.**

The new farm shop is to be constructed within the area currently used as hard surfaced car parking to the West of Cannon Hall. The car parks and the new building that will replace a part of them, are enclosed by heavily landscaped beds and are visually separated from the listed building by an area of mature woodland.

Existing views from the North elevation of the mansion and the West elevation of the stable block will not be affected, and the openness of the landscape will be retained. Temporary classrooms which currently occupy the lawns to the east of the new site will be removed with a resultant benefit in the overall setting.

Views to the rear (North) elevation of the mansion will be unaffected by the proposals.

The new farm shop does not impact upon the setting of the listed buildings or the surrounding registered park and gardens. The new building has been designed as a contemporary structure incorporating modern sustainable construction techniques whilst at the same time using traditional materials that are appropriate to the local area and vernacular. Like the roundhouse cattle shelter, the new farm shop confirms the owners commitment to quality and innovation.

### **The Model Farm.**

The new farm buildings are to be constructed to the North of the existing complex, with open pasture land that forms a part of the registered park and gardens. The site is not visible from the listed buildings or the private gardens and pleasure grounds that dominate South side of the mansion, and is separated from the gardens by mature woodland and an avenue of ancient lime trees.

The site for the model farm has been carefully chosen to allow the new buildings to be constructed into the levels of the existing field by a process of cut and fill. The buildings occupy a natural valley in the surrounding landscape, where they will be seen against a backdrop of mature landscape and the existing structures that together make up the model farm.

The proposals for Cannon Hall Open Farm are aimed at enhancing an existing tourist and visitor attraction which is based around a working farm. The open farm sits alongside Cannon Hall and its adjoining gardens and parkland which is itself a busy visitor attraction, and together they form a regionally important facility. The proposed alterations to the open farm are an appropriate use, do not have a detrimental impact upon heritage assets and are justified.

*An aerial photograph at Appendix 7 illustrates the design proposals in context.*

#### **4.0 Involvement**

The proposals for the redevelopment of this site have been the subject of extensive informal negotiations with the local Planning Department, Economic Development Office and Tourist Authorities.

The owners receive regular feed-back from customers and constantly appraise competitors' businesses to ensure that Cannon Hall remains competitive. All businesses must adapt, improve and modernize to meet ever-increasing public expectations and, in the case of open farms, to comply with changing legislation in respect of visitor/animal interaction.

Cannon Hall Farm is a major employer providing both full and part time employment to approximately 150 local people ( 50 full time and 100 part time jobs ). The proposed improvements outlined within the "master plan" will enhance employment opportunity and on completion of all phases could well double the total number employed. The purpose designed new farm shop and the indoor play building will extend the season and encourage additional visitors during the winter months, assisting cash flow and thereby protecting existing employment and generating new jobs.

#### **5.0 Evaluation**

As a part of this Detailed Planning Application, specialist consultants have been appointed to provide specific advice in respect of highways, drainage, flood risk, trees, ecology and site conditions. The information provided by these consultants has been used to inform the design process.

Informal consultations with the Planning Officer have highlighted a number of design issues and planning concerns. The information gathered from these consultations has been used to inform the design process. Concern was shown at the time of the Pre Application submission with regard to the proposals for indoor play and new build classrooms. The issues of appropriate use and impact have been addressed by the detailed planning application.

## **6.0 The Proposals**

### **6.1 Description**

The proposed redevelopment at Cannon Hall Farm, which is illustrated by detailed drawings and described in this statement constitutes a "Master Plan", and proposes a short and medium term redevelopment strategy for the business.

Cannon Hall Farm has developed over a number of years to become an important open farm and major tourist destination. The farm is immediately adjoining Cannon Hall House and Country Park and located within attractive Green Belt countryside to the west of Barnsley.

As a result of the findings of the Griffin Report into "open farm" facilities, the directors at Cannon Hall Farm believe that they must, as a matter of urgency, re-plan all working farm buildings and interactive facilities where the public and animals currently come into regular contact. The existing stock buildings, housing cattle, sheep and pigs at Cannon Hall are located close to the centre of the farm complex and within immediate proximity of the farm shop, food preparation facilities and restaurant.

It is clear that, in the future, and despite the stringent precautions that the business takes with regard to public health, there must be a clear separation between farming activities and public access. Unfortunately, it is likely that close interaction between children and animals will have to be restricted, although it is most important that future generations of children are able to experience farming activities at close hand and wherever possible managed contact with animals.

The success of the business means that existing servicing, food preparation and farm shop facilities have become somewhat dated and require renewal. Farm shops and, indeed, open farms, have become very much more popular during recent years and the standard and quality is constantly improving. The existing facilities at Cannon Hall have grown on an ad hoc basis and can no longer be adequately adapted for the future. The success of the farm shop requires that larger numbers of animals are processed on a weekly basis with improved butchery and preparation facilities, a larger bakery and new retail premises .

The existing gift shop is no longer able to display a full range of merchandise and should be more closely linked to the flow of the public in and out of the complex.

Education is a very important part of the business. Existing classrooms are dark and unattractive and, during the summer months, supplemented by tents which are erected adjoining the public car park. The restaurant has not been recently

improved or refurbished, and whilst there are extensive areas of outside play equipment, there is no covered facility to attract families during the colder winter months when the business cannot rely upon the rural setting and fine weather attracting a good level of custom.

The following improvements are proposed.

#### 6.1.1 **New Model Farm**

New farm buildings, associated stock handling facilities and managed public access.

It is proposed to construct a range of new portal framed farm buildings on vacant land to the east of the existing farm complex. The site, which is steeply sloping, offers the potential to construct purpose-designed stock buildings to house beef cattle, sheep and pigs with a view to increasing the throughput of home produced meat through the farm shop and allowing improved public access under more controlled conditions.

The new buildings, which will be constructed in traditional materials incorporating stone, buff blockwork, Yorkshire boarding and dark grey fibre cement roof sheeting will incorporate raised viewing galleries linked to a separate and secure pedestrian access system, thereby allowing the public to view all farming activities without the existing conflict between pedestrians and vehicles in a way which will meet the health advice following the Griffin Report into "open farms".

It is envisaged that new farm buildings will be, like the roundhouse before them, state-of-the-art, attractive structures which do not have a detrimental impact on the character and openness of the surrounding Green Belt, which are visually contained by both site levels and existing mature trees and which can be regarded as a "model farm".

#### 6.1.2 **The Farm Shop.**

The existing farm shop is currently sub-divided from the adjoining delicatessen in two separate buildings with poor entrance/exit facilities, no obvious "shop front", poor day lighting and dated interior fixtures, fittings and finishes. There is no proper delivery area or servicing and preparation and bakery facilities are located at lower ground floor level, which is disconnected from the retail shop.

Consideration was given to refurbishing the existing premises, combining the shop and delicatessen and expanding the facilities by new build extensions. After more detailed proposals had been prepared it became clear that this was not practical. The work could not have been undertaken without closing the existing business, and the result would have been a shop with compromised servicing and preparation facilities, and ongoing conflicts between visitors to the open farm, farm animals, and a retail sales area.

It has therefore been decided to retain and enhance the existing classrooms and central area public access facilities and to build a new purpose designed farm shop.

The new farm shop is to be constructed over a part of the existing car park. The improved sales facilities, backed up by a new butchery and bakery, with independent servicing, will allow the business to meet an ever increasing demand for home produced food and to display it in a modern, contemporary way which will stand comparison with the best modern farm shop outlets in the country.

The new building has been designed to be an exemplary piece of architecture, combining contemporary design with traditional local materials to create what will be one of the best farm shops in the country. Through the new "Model Farm" Cannon Hall Farms will provide the Beef, Lamb and Pork to be sold on site and do so in a way which will meet the highest standards of hygiene. Independent servicing will ensure that deliveries can be made without conflict with the public and by using the existing road and access facilities.

The shop is divided into two parts. The shop which is accessed by the public and the rear butchery, bakery, storage and staff facilities. The shop is within an open plan building featuring glulam roof beams supporting a curved roof with raised seam roof panels and with external walls clad in local dry stone panels, larch boarding and large areas of glass. Customers will enter the shop from a dedicated car park with generous provision for the disabled and elderly into a open sales hall featuring contemporary design and with high levels of natural light. An attached glass "pod" will house the display/exhibition gallery and dedicated espresso bar that will provide space for cookery demonstrations and the display of local foods by specialist suppliers.

To the rear of the sales area, the substantial butchery, bakery, storage, preparation and staff facilities are housed within a flat roofed building featuring a green roof and with external walls that are clad in matching larch boarding or rendered. Whilst delivery and primary preparation can be undertaken away from public view, parts of the butchery and bakery will be open to view from the shop, including the main meat fridge. This will allow for a closer relationship between the production, sale and consumption of natural farm produced foods.

The new farm shop has been designed to be architecturally exciting but at the same time to respect its unique location. The existing hedge to the east of the site is to be retained so that apart from the protruding glass "pod", much of the building is hidden from view. The construction uses the cross slope over the site to advantage, by incorporating cut and fill to reduce height and to screen views from the west. Adaption of the existing car and coach parking, has permitted retention of the existing number of spaces and a new footpath will allow visitors to pass through the site of the shop and onto the open lawns to the east. Detailed landscaping proposals provide for replacement and new structure planting.

The new building will incorporate ground and air source energy heat pumps, photovoltaic panels and rainwater storage tanks. These, combined with the proposed green roof will ensure that the structure reaches the highest possible standards of sustainable energy use.

#### 6.1.3 **The Gift Shop.**

The existing gift shop is narrow and restricted, has no obvious entrance or exit and suffers from an internal conflict with a lack of display space with restricted corridor widths. A new gift shop is required which will relate more closely to the other facilities at the centre of the site and which will allow customers to view and purchase an enhanced range of merchandise. It is proposed to relocate the gift shop to the section of the existing building currently occupied by the farm shop, and to convert the existing gift shop in to dedicated pet shop. Revised access and egress facilities will help speed customer throughput which has become very congested at busy times.

The new gift shop, pet shop and changed public access/egress provisions form a part of the central area redevelopment which also encompasses the education centre, offices, storage, toilet accommodation and the re-location of ice cream outlets.

#### 6.1.4 **Classrooms**

It is proposed to convert and extend the existing central area buildings to provide new classrooms to supplement those that already exist at lower ground floor level. A total of five classrooms will now be combined in a purpose designed educational centre with associated toilet, storage and catering facilities. Offices and staff rooms are also included. The new classroom block will replace existing classroom's that are located next to food preparation areas and temporary facilities housed in tents.

The new lower level kitchen adjoining the indoor play building will provide catering for the classrooms and allow school parties to be independent of the other facilities on site.

School parties are an important part of the Cannon Hall "open farm" complex and this new building will allow for the creation of flexible well designed facilities that will enhance the educational experience.

#### 6.1.5 **Indoor Play.**

At the centre of the site, immediately adjoining the main customer entrance to the open farm and the gift shop, there is an existing concrete framed animal building which will become redundant following the construction of the new farm. It is proposed that this building should be replaced with a purpose-designed indoor play facility which will allow the farm to provide covered and secure play

equipment linked to a children's restaurant and viewing gallery. The new building will occupy the footprint of the existing structure and will help maintain visitor numbers during the winter months.

Indoor play facilities are increasingly making an important contribution to the success of farms with public access. Open farms offer the public an opportunity to experience farming at first hand, and gain a better understanding of where their food comes from. They are at their most attractive during the summer and when the weather is better during winter months. The overhead costs of running a successful open farm business are considerable and the owners must find a way of meeting those overheads and retaining staff during the winter. The new indoor play building will make a major contribution to protecting existing employment and providing new jobs.

The proposed indoor play facilities at Cannon Hall Farm will include a large open span portal building within which specialist play equipment can be erected. This will allow exciting but safe indoor play, which is most attractive to young children between the ages of 2 and 12. There are quiet areas, soft play enclosures for very young children and an overlooking seating area for parents. An adjoining kitchen will serve a children's menu to the attached restaurant and there are supporting facilities including new toilets and baby changing areas.

The new building replaces the existing cattle shed, which becomes redundant following the decision to remove farm animals from the centre of the site and relocate them to the new model farm complex. The new building is clad in timber boarding and roofed in dark grey sheeting to reflect the surrounding agricultural buildings, and is enclosed by the buildings that surround it on all sides. It is accessed by the public at the lower level, after visitors have passed through the main entrance, which gives access to the model farm and existing outdoor play facilities.

Small animals, which do not pose the same potential health risk to the public will be retained in existing buildings opposite the new indoor play building, where they are best located to attract the same younger children.

Other farms with similar indoor play facilities are as follows :

Mead Open Farm, Bedfordshire  
 Hatton Country World, Warwick  
 Walby Farm, Carlisle  
 Odds Farm, High Wycombe  
 Noah's Ark Zoo Farm, Towcester, Northants  
 Farming World, Faversham  
 Dairyland Farm World, Cornwall  
 Rand Farm Park, Lincoln  
 Old McDonald Farm, Essex

Holmbush Farm World, West Sussex  
Ducky's Park Farm, Cumbria  
Playdale Farm Park, Scarborough  
Hesketh Farm Park, Skipton  
Hall Hill Farm, Durham  
North White House Farm, Northumberland  
Docker Park Farm, Lancashire  
Dalscone Farm, Dumfries  
... And many more

#### 6.1.6 **The Restaurant.**

The existing restaurant has become somewhat dated and requires internal and external refurbishment. The restaurant offers the potential for limited extension to provide outside eating areas enjoying improved, landscaped gardens where summer barbecues/hog roasts could become a feature of busy holiday periods. Internally, it is proposed that the restaurant be refurbished and sub-divided to provide a range of facilities capable of satisfying the conflicting requirements of larger school parties, families and individual customers.

The proposals confirm extensions to the front and side of the restaurant, and a glazed entrance lobby that will allow for double entrance doors and space for pram storage. The extensions have been designed to match the existing building, and will incorporate timber cladding to the external walls. Full height glass will allow easy access to the external terrace.

The picnic lawns that currently adjoin the restaurant do not make the best use of valuable external space. The picnic lawns are sloping and this together with the total cover of grass, means that they are only attractive during the summer. It is proposed to excavate a part of the lawned area to create a flagged terrace for external seating at the same level as the restaurant thereby providing the potential for all-weather external meals whenever the weather is fine.

Associated with the external terrace, it is proposed to build a small timber clad booth which will serve hot drinks and barbecued food during the summer months.

#### 6.1.7 **Car Parking.**

Recent improvements to car parking at Cannon Hall Farm have provided for all anticipated peak time demand. This submission proposes alterations to the smaller car park immediately adjoining the shop and restaurant, the creation of a new car park to the west of the restaurant and alterations to the main car parks to accommodate the new farm shop whilst at the same time maintaining car park numbers.

The existing car park at the center of the site, adjoining the current farm shop, is being reduced in size to allow for additional landscaping and the creation of an improved public "square" at the point where visitors gather prior to entry and following exit from the open farm. The remaining car park spaces will be made available to the disabled and elderly, and for delivery purposes.

A additional small car park is shown to the west of the restaurant. This will provide additional parking for the disabled and elderly and a small number of visitor spaces for business purposes. The new car park is shown enclosed by landscaping that will feature a mix of native trees and shrubs.

Alterations to the main car park areas are proposed to allow for the construction of the new farm shop. These changes maintain the overall number of car park spaces, whilst allowing those immediately adjoining the shop to be dedicated to that facility. Farm shop customers fall in to two categories. There are visitors to the open farm, who will call at the shop at the end of their visit, and there are regular customers who visit weekly or in many cases several times week. By providing the proposed dedicated car park, conflict between short stay shop customers and long stay visitors can be avoided.

The construction of new buildings, alteration and improvement of existing facilities and improvements to car parking will require similar improvements to existing vehicular and pedestrian access in and around the farm complex and to landscaping and tree planting. Comprehensive landscaping and tree planting proposals are submitted in support of a Detailed Planning Application.

## **6.2 Use**

Cannon Hall Farm will continue to be operated as a working farm. All business uses, including the farm shop, restaurant, classrooms, external/indoor play facilities and gift shop support a business which allow the public to view at first hand modern farming practice and enjoy home reared produce.

The new farm buildings complex will provide state of the art stock handling facilities, for an improvement in throughput of beef, lamb and pork to the farm shop and restaurant and allow the public to continue to enjoy interaction with farm animals.

## **6.3 Access**

The construction of new buildings, alteration and improvement of existing facilities and improvements to car parking will require similar improvements to existing vehicular and pedestrian access in and around the farm complex and to landscaping and tree planting. All principal vehicular and pedestrian access will continue to be taken via the existing private access roadway via extensive public car parking.

Internally, improvements to the access roads, including separation of pedestrians from farm traffic, new disabled ramps, new signage and lighting will all lead to an enhanced visitor experience.

A highways appraisal is attached with this statement and confirms that no overall increase in traffic movement is predicted.

#### **6.4. Layout and Scale**

With the exception of the "model farm" complex to be located to the east of the existing holding and the proposed new farm shop, no overall change in layout and scale is proposed. Re-organization of the central facilities will not have any greater impact upon the surrounding Green Belt, and where new buildings are proposed, they will replace existing structures. The layout and scale of the holding will remain "agricultural" and wholly appropriate to its site.

The new farm buildings will follow the natural contours of the land to the east of the existing holding and will be contained by an existing driveway and avenue of lime trees. The new buildings will be constructed into the natural slope of the field and the use of natural materials will assist their integration into the countryside. The individual buildings are not large by agricultural standards, and the decision to construct several smaller buildings, rather than a large open plan structure, will allow the buildings to fit with their surroundings more comfortably.

To the west of the central buildings a new farm shop is proposed adjoining the existing car park. The new building takes advantage of the natural contours and existing landscaping and has been designed to avoid any detrimental impact upon the setting of the adjoining listed building or the openness and character of the Green Belt. The new building is single storey, but designed to have impact and to demonstrate that contemporary architecture can sit comfortably within a rural setting.

#### **6.5. Appearance & Materials**

The new buildings and extensions to existing buildings that together make up the "master plan" proposals for Cannon Hall Open Farm have been designed to appear agricultural, and appropriate to their setting, whilst at the same time developing the clients proven track record for creating innovative buildings like the roundhouse. Buildings use natural stone, larch boarding, render, blockwork and dark roof sheeting throughout.

#### **6.6. Landscaping**

The site benefits from its close proximity with Cannon Hall, the surrounding Country Park and its location within attractive, rolling Green Belt countryside. There are a number of mature and semi-mature trees surrounding the site and all will be retained as a part of the redevelopment proposals.

The Planning Application is accompanied by a comprehensive tree survey and detailed landscaping proposals, which includes comprehensive new tree and shrub planting across the site. New landscaping includes native species appropriate to the area.

## **6.7 Sustainability**

Cannon Hall Open Farm is a substantial, existing agricultural business and tourist destination. The site is in close proximity with Cannon Hall, the adjoining Country Park and other tourist facilities including a local garden centre. Cannon Hall is located on the outskirts of Cawthorne Village, in close proximity to Barnsley, Wakefield and the other towns and cities of South and West Yorkshire and is within a short drive of the M1 motorway. The site is ideally placed for an open farm.

As a part of the redevelopment of the site, it is proposed to incorporate ground source energy, improved insulation, modern and efficient mechanical and electrical systems, rainwater harvesting and reed bed drainage filtration systems. Solar heating systems are being investigated to provide hot water to the existing public toilets and hand washing facilities.

Cattle, sheep and pigs are reared at Cannon Hall Farm, locally slaughtered, butchered on the premises and sold to the final customer through the farm shop and adjoining restaurant. Food miles are kept to an absolute minimum.

## **7.0 Summary**

These proposals for Cannon Hall Open Farm will allow the business to adapt to changing legislation and public demands. Ever increasing standards of public health can be provided for, whilst still allowing children to experience the workings of a modern farm and interact with a wide variety of farm animals. The business will continue to provide market-leading facilities including a farm shop, butchery, bakery, restaurant, external/indoor play and classrooms, creating a unique tourist and visitor attraction whilst at the same time securing existing, and providing additional local employment.

A copy of letters of support for the project are attached at Appendix 8.



Signed..... CHRIS CARR ARCHITECTS LTD