

# Design and Access Statement

Proposed Agricultural  
building on land off  
Clayton Lane,  
Thurnscoe, Rotherham  
S63 0BG

# Contents

- 1 Background
- 2 Site Assessment – Overview
- 3 Involvement & Evaluation
- 4 Scheme Design
  - 4.1 Planning Policies
  - 4.2 Layout
  - 4.3 Scale
  - 4.4 Landscaping
  - 4.5 Appearance
  - 4.6 Access
  - 4.7 Building / Land Use
- 5 Summary

## **1 Background.**

SJH Drawing Services on behalf of Mr Mannifield have prepared this document in support of a planning application for a proposed agricultural building on land off Clayton Lane, Thurnscoe, Rotherham, which is currently owned by Mr Mannifield.

## **2 Site Assessment – Overview.**

Potential opportunities and constraints associated with the site and its wider surroundings have been thoroughly investigated in finalising the design proposal.

The land currently is classified as green belt and has been utilised for grazing in excess of 20 years.

The land has a descending slope away from Clayton Lane and is of 2 hectares in size and existing access is taken from Clayton Lane.

The land has closed boundaries to all sides in the form of established hedging or post and rail fencing.

## **3 Involvement & Evaluation.**

The consultations and evaluations carried out by the local authority as part of the application process are appropriate in this instance and any recommendations will be considered.

## **4 Scheme Design.**

### **4.1 Planning Policies**

**NPPF Section 9 Protecting Green Belt Land** – The proposed building is to be used for agricultural purposes ancillary to the land use and is seen to be appropriate in design to sit within the green belt.

**CSP34 Protection of Green Belt** – The size, design, and proposed location of the building within the green belt is such that it protects the countryside and open land will be safeguarded.

**CSP29 Design** – The size, massing and proposed location of the building are such that it sits with adjoining buildings and does not detract way from its green belt surroundings.

### **4.2 Layout**

The existing highway access is to be maintained as a point of access to the site and the proposed building is to be set back to be in line with adjacent buildings. The extent of the buildings set back has been carefully determined to maintain the lands green belt nature.

### **4.3 Scale**

The scale of the proposal is relative to the land being served and compliments the existing green belt classification.

### **4.4 Landscaping**

The proposed building materials have been chosen so that the building has no adverse effect on the existing landscape.

### **4.5 Appearance**

The proposed building materials have been chosen so that the building compliments the surrounding area.

#### **4.6 Access**

The existing access to the site is to be maintained.

#### **4.7 Building / Land Use**

The existing land use is to remain unaltered and used for grazing.

The proposed building is to be utilised for calves and will involve 12 calves being reared at once, split within the two areas of the building as noted on drawing number 1175 / 01 rev A. Two Jersey cows will be used for feeding which will take place for 30 minutes, twice a day, at 9am and 5pm within the building. The remainder of the time the Jersey cows will be grazing on the land.

The calves will be fed in this manner for approximately 12 weeks at which point they will look to be sold.

It is the applicants intention to provide employment within the local community to carry out the day to day farming duties.

The remainder of the building will be utilised for storage of feeds and a tractor to enable the farming of the land.

#### **5 Summary**

The design concept adopted for the site has been to;

- compliment the sites location within the green belt and
- respond to the scale, massing and detail of the surrounding area and
- provides accommodation which is relative to the land size and use.

The proposed scale, massing and design are entirely appropriate for the location.

The development proposal complies with both Local and Central Government Planning Policy and will have no detriment to the surrounding green belt.