

PLANNING SUPPORTING STATEMENT

location	Land Near Green Farm, High Lane, Ingbirchworth, Penistone, Sheffield, S36 7GG (SE 22042 05602)
application	Erection of Agricultural Livestock Building
client/applicant	Mr James Stafford
job number	23/903
date	August 2023 Rev C Aug 23

Ltd

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INTRODUCTION

This planning supporting statement has been prepared to support the full planning application for an agricultural building on land off High Lane, Ingbirchworth, Penistone Sheffield.

Accompanying the application are plans of the proposed building, proposed elevations and an ordnance survey location plan indicating the proposed building location, along with surrounding land owned and farmed by Mr Stafford (the applicant).

Mr Stafford operates his agricultural business under the name J Stafford Farming.

The farm business has a CPH (county parish holding) number of 47/619/0026.

This holding in question extends to a total of just over 74.6 acres/30.17 hectares. Refer to Appendix A of this document for RPA land holding maps. The land has been in the same family for 3 generations, with 30 year old James Stafford, the applicant, following in his family's footsteps in continuing the farm business.

Mr Stafford's fresh and youthful approach is enabling the farm to continue to develop, maintaining the vast land holding around Ingbirchworth for its intended purpose, agriculture.

The field where the proposed building is located amounts to 1.69 hectares/4.17 acres.

The farm business is predominantly a livestock business but also crops the land to provide the required winter feed for the livestock. The farm currently has circa 250 head of sheep (at optimum times this increases to circa 480) and 330 pigs. All the pigs are housed and fattened/finished on site for market/the food chain. It's important to note the pigs are not land intensive i.e do not need a large acreage to farm them.

The number of pigs is restricted due to the red tractor assurance scheme, RSPCA standards and freedom foods standards, these dictate the floor space factors and other factors such as space to feed and drink, enrichment materials, space to freely move, creation of a comfortable and stress-free environment.

Mr Stafford has a rolling contract with Ian Mosey (York) to fatten the pigs, effectively providing a bed and breakfast facility. This contract is now entering its 3rd year with a further 7 guaranteed years, potentially rolling on beyond that.

The pig rearing is a vital part of the rural business that Mr Stafford (junior) has introduced. It provides a constant and steady income for the rural farm business. Unlike the lamb/hogget and crop making (hay and silage) prices which fluctuate beyond the control of the farm. Few industries are told what price they get for their goods after putting all the work in, it's unpredictable, volatile and simply requires other, more regular income streams to offset other reduced income, and in some instance, losses.

Due to the cost-of-living crisis and the retraction of the single farm payment over the next few years, farmers are being forced to look at ways to diversify to supplement their farming businesses. The applicant is very keen to continue with the family farm, however the ever-increasing cost of fertiliser

and general running costs take its toll on the business. This pig rearing aspect is an important aspect providing an alternative avenue of income to enable him to continue farming.

James Stafford has gained a good reputation with Ian Mosey and now wishes to commit further and increase his pig holding levels. Having carried out research, he can near treble his head level (900 pigs) without adding 40% more time input, this is good business practice and will provide a more certain financial future for the farm business.

The pigs are checked, on site, by the vet every 3 months, Mr Moseys fieldsman attends at least twice per month to assess welfare, progression and standards of the pigs.

This contract now entering its 3rd year with a further 7 guaranteed years, potentially rolling on beyond.

This is effectively a '*bed and breakfast*' arrangement with Mr Stafford providing the welfare and husbandry input of raising the pigs to slaughter weight of circa 90 kilos at circa 24 weeks of age.

The subsequent pig manure is also a vital part of the farm business. To maximise crop making tonnes of fertiliser is required.

Chemical fertiliser needs to be stored internally to prevent waste, which in turn takes up valuable building space.

The resultant pig muck, at change over time, is now used as opposed to buying in fertiliser. NB chemical fertiliser has been a significant increasing expense on the business, over the past 24 months alone the cost of fertiliser has more than tripled in price (from £245/tonne to £798/tonne).

The pig muck is a more natural material, non-chemical based, and has a very good alternative impact on growth and nutrients back into the soil, pig manure is rich in phosphorus, potassium and nitrogen. The value of this manure should not be underestimated.

To lose this muck would have a further damning impact on the financial viability of the rural farm business.

This rural agricultural business currently houses the pig rearing unit on the farm base at Green Farm, Ingbirchworth within one of the livestock buildings on the edge of the farmyard. This has resulted in issues with Barnsley MBC Environmental Health Unit with complaints re the odour from the housed pigs (refer to Appendix B of this document for letter from Barnsley MBC Env. Health.) Significantly the welfare of the pigs is of paramount importance. Regular checks and continued collaboration with industry standards are achieved but unfortunately this doesn't reduce or ensure a 'statutory nuisance' is not caused to other nearby residents/locals. Naturally the smell will have varying effects on locals/nearby residents. Some accept this as a result of living in the countryside, others are, quite understandably, less tolerant.

A *statutory nuisance* is defined as "*unreasonably and substantially interference with the use or enjoyment of a home, other premises and impacting on health and wellbeing.*"

The applicant recognises the issue and having sought reassurances re the contract duration (pig rearing) is willing to try to remedy the situation.

Subject to this application being supported and approved the applicant can continue his genuine farming practices with good diversification of livestock whilst ensuring the impact of the farm operations on locals/nearby residents are minimised.

The use of the proposed building as a pig rearing/fattening unit, and the complaint/current investigation by Barnsley MBC Environmental Health has contributed and partly dictated the location and design of the proposed building.

This pig rearing aspect is an important part of the rural business and provides a continuous and predictable income, which is unusual for livestock farming. It provides a good portion of income to the overall business and is an aspect that the applicant is willing to heavily invest in to secure its future.

It is accepted that agricultural buildings should ideally be located adjacent to other agricultural buildings/on the farm base, but the proposed use of this building and existing pollution and smell issue in this particular instance forces a more remote location away from neighbouring/nearby residential properties.

The proposed location of the building and design, with gated access front and rear, Yorkshire boarding to all sides will prevent a build-up of smells. The remote location away from properties will ensure the smell issue is resolved.

A crushed stone track across the field to the proposed location of the building already exists, below grass level, this will easily support year round HGV, tractor and trailer access to the proposed building.

The design and layout of the proposed building ensures industry standards, RSPCA and red tractor assurance standards are easily achieved. Movement into/through the building, with the gated access to both sides of the building, assists in providing good and a flexible layout.

As all livestock enterprises, head levels fluctuate throughout the year but recent and historic movements can be validated or checked with the local authority animal welfare dept.

The pigs will be continuously housed within the building with a change-over between new stock arriving. Slurry/spoil bedding will be removed and used on the overall land holding. Further detail of this is provided in the 'Pollution and Noise Control' heading.

The proposed building is modest in relation to the overall land holding levels, even when considering the other agricultural buildings on the farm main holding.

Guidelines around pig floor space factor fluctuate. Free range is 12m²/pig whereas intensive farming is 0.75m²/pig. The building, at 1128m², allows for 1.25m²/pig.

The application site has no other buildings that are deemed suitable for the pig rearing part of this rural business. Other buildings on the farms base are being used at their optimum and even if they were available, they are not suitable without major alterations that would provide the required ventilation. They would also still remain close to neighbouring residential properties with a similar potential for a statutory nuisance to result.

This building is a genuine requirement to enable the farm business to continue its agricultural operations and have diversification of livestock.

The building in agricultural terms is not overly large. Its design is consistent with modern day agricultural buildings, a portal frame structure with low concrete panels with Yorkshire boarding to the sides and a profiled fibre cement roof covering. The proposed layout is suited to provide open plan layout for the housed pigs in two halves that will enable a continuous cycle of rearing the pigs. This will provide an area for dedicated rooting, bedding and soiling.

Openings to both ends of the building are provided to enable a large/modern tractor to easily access and egress the building safely.

The location and materials have been carefully considered to try and ensure minimal impact to the greenbelt setting and open outlook/visual amenity. The existing dry stone boundary walls will be retained and will form a partial effective screen of the lower parts of the proposed building.

The timber Yorkshire boarding provides a natural finish and ensures ventilation to the housed pigs that will seamlessly blend in with the landscape.

The nearest property to the proposed building is in excess of 250 meters to the East. The proposals have no impact on any nearby residential properties. This space separation ensures the proposals will not cause any pollution or noise control implications to others.

We contend the proposed location is the most suitable.

The building is located a significant distance from watercourses and Ingbirchworth/Royd Mount reservoirs to prevent pollution and contamination issues. The track across the field, covered in grass, will prevent muck being deposited on the public highway.

The difference in vehicle movements along High Lane will be negligible. Grazing livestock on land accessed off High Lane is regularly checked on. The livestock haulage vehicle for transporting the pigs is the same size as the vehicle that has been used to transport sheep to and from the subject land. The applicant has a right of access, along with others, to use this lane to access their land and stock.

Other large machinery such as, but limited to, tractors, muck trailers, bale trailers, baler, hay bob, rake, combine harvester and tractors with grain trailers all access the current application site and surrounding fields. The lane is kept clear given sheep winter graze the drier fields over winter and need to be regularly checked on and receive supplement hay feed when snow covers the grass.

The existing access point into the field will be used to provide access to the proposed building.

This application is not a prior notification given it being a livestock building and within 400m of protected buildings.

The building has been designed so access can be made from both ends of the building to ensure the building size is kept to a minimum whilst the functionality of the building is not compromised.

POLLUTION AND NOISE CONTROL

The use of the land is not subject to change as a result of this application. The land has been used for agricultural purposes going back a long number of years.

Pollution and noise control has been heavily factored into this application, especially given the current investigation/complain.

As mentioned previously the nearest residential property, Ingfield, has been factored into our design. There is in excess of 250meters between the proposed building and Ingfield with a further agricultural land in between (owned by the applicant). This, we feel, is more than adequate and will not cause any detrimental impact/effect.

When the pigs are changed over the building will be mucked out with the resultant muck taken out of the building and responsibly positioned on the landholding, in a pile ready to be spread.

As noted earlier in this statement the value of the pig muck for this rural business is critical, it has eliminated the need to buy in chemical fertiliser.

The pig muck acts as a natural fertiliser for the land assisting with hay and silage making the summer following spreading.

Defra standards require field heaps must not be;

- within 10m of surface water (including ditches) or of a land drain,
- within 50m of a spring, well or borehole,
- on land likely to become waterlogged, or
- on land likely to flood.

Piles must also;

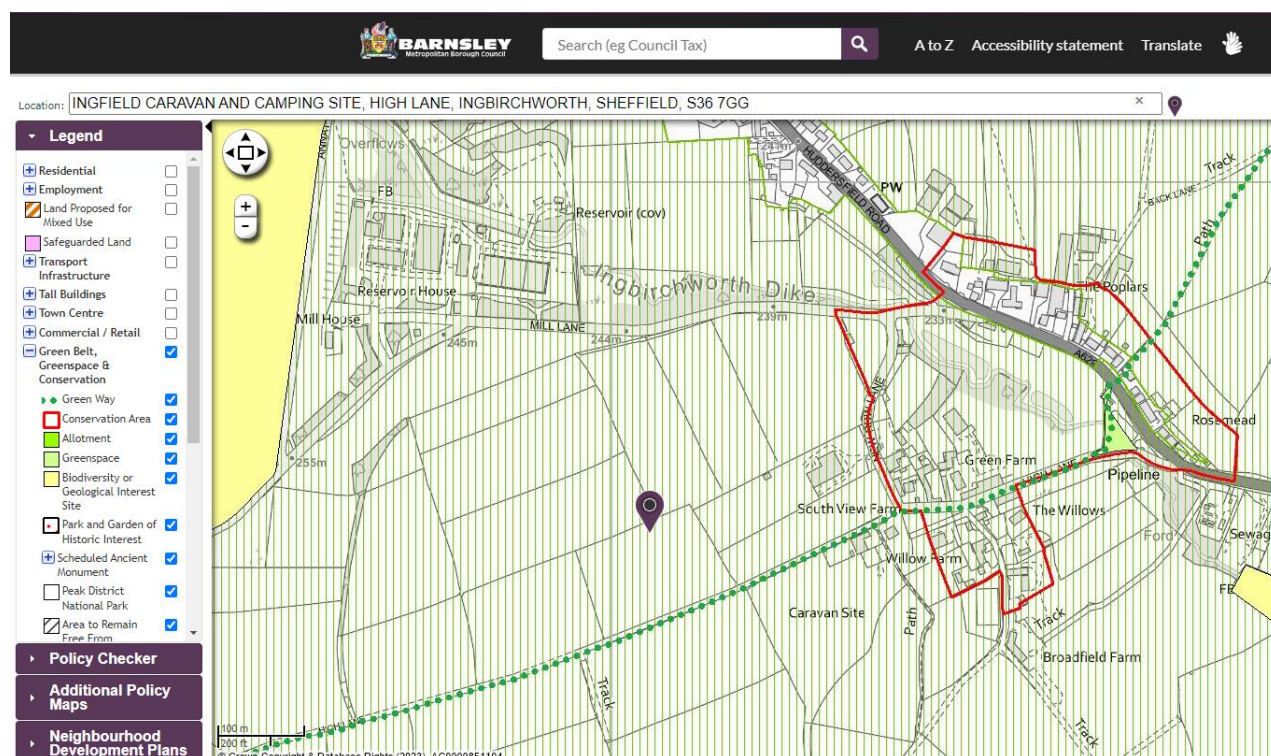
- move any field heap at least every twelve months,
- leave a 2 year gap before returning to the same site, and
- keep a record of the sites used for field heaps, and the dates of use.

The application site, as a whole, is vast and more than large enough to easily and practically comply with the above and ensure no pollution or insect nuisance is caused to nearby dwellings.

Naturally the muck will provide a temporary odour issue at the time of spreading but this follows farming practice, not only on this farm but many farms in rural areas.

PLANNING POLICY

The site is allocated as greenbelt on the adopted Barnsley local plan.



The NPPF (National Planning Policy Framework) states “145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(a) buildings for agriculture and forestry;” The building is for agricultural purposes.

Section 18 of the Barnsley Local Plan covers ‘Green Belt and Safeguarded Land’.

The heading of this section is;

The Challenge

Protecting the Green Belt and planning positively to enhance the beneficial use of Green Belt and protect the quality of the environment.

Policy Solutions

Protecting the Green Belt from inappropriate development Releasing Green Belt for development in a manner which secures the continued function and protection of the remaining Green Belt Identification of Safeguarded Land informed by Green Belt review.

Policy GB1 Protection of Green Belt outline the authority’s policy in relation to the green belt.

This follows the NPPF theme in that “.....the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: Buildings for agriculture and forestry”.

The proposal is clearly an agricultural building for agricultural purposes. This is not an inappropriate building/development within the greenbelt.

The Barnsley local plan policy goes on to state *“All such buildings still have to be considered in terms of their impact on the openness of the Green Belt and whether they cause other harm.”* Naturally any development within the Green Belt impacts on the openness and may be deemed to cause harm. We contend this building has been kept to minimum height and size to be functional for its intended use. Utilises natural materials which harmonise with the Green Belt setting and ensures the rural farm business can continue to thrive and ensure its continued existence.

It's clear in the immediate locality other remote agricultural buildings have recently been accepted. This proposed building, is a little remote from the farm base but this, as explained earlier, is due to the intended purpose of pig rearing and to reduce the impact on local residents.

We consider that the proposed new buildings is justified, along with its size. It is clear that the building is genuinely required for the purposes of agriculture.

The proposed siting will be of no detriment to the amenity of nearby residents by reason of noise or odour or any other reason.

The resultant development is of a standard of design and materials appropriate to its green belt setting.

The design is based upon the requirement of the rural business, to ensure safe ease of use in providing a building that is fit for purpose yet as small as practically possible whilst promoting good standards of animal welfare.

CONCLUSION

In support of this application we add: -

- The subject of this full planning application is for the construction of an agricultural building for livestock, pig rearing and finishing.
- The total area of the proposed agricultural building is 1128 M².
- The application site is sited on land that has been used for livestock/farming purposes and as part of an established farm business (Mr James Stafford operating as J Stafford Farming).
- This land forms part of an agricultural business with a registered Farm Holding (CPH No 47/619/0026). The Registered Holding is in excess of 5 hectares.
- The subject site is used for grazing of sheep with haymaking in summer.
- This location is considered the most appropriate location away from residential dwellings/garden areas, natural watercourses and the two local reservoirs. This proposed location is a good distance from the nearest residential property.
- This proposal does not constitute harsh skyline development.
- The parcel of land which the application relates to far exceeds 1 hectare.
- There are no other available buildings on the owned holding that are suitable for the intended use/purpose.
- An agricultural building, on land within the applicant ownership, is essential to safeguard the future of their business, the fattening and finishing of the pigs is a critical part of this rural farm business.
- It is wholly reasonable to require the construction of a suitable functional farm building to facilitate the functioning of the farm business.
- It will be noted that a key characteristic of this immediate vicinity is the predominance of agricultural buildings throughout the landscape. The sporadic development of older farm buildings and farmsteads can be seen around the very immediate locality and, therefore, this proposal will not be out of character or keeping with the surrounding area and the character and appearance of the countryside.

- The appearance of the proposed building has been designed to be in keeping with other nearby modern agricultural buildings with a form and scale appropriate for the specific intended use and land holding. The building has also been located adjacent to established dry stone walls that will not only shelter the building, at low level, but also ensure the building is not prominent or overbearing from nearby public viewpoints.
- The location has been arrived at to ensure no pollution and noise control issues are unduly caused to the nearby residential buildings. Support and approval of this proposal will result in the clearance of the current issue with Barnsley Environmental health.
- The proposed location is a good distance between the nearest residential property, in excess of 250meters. The buildings location/position, slightly recessed into the natural topography, with the adjacent dry stone walls ensures the building will not appear out of place nor out of keeping with the character of the countryside in this area.

The openness of the Green Belt and visual amenity has been heavily considered in determining what we consider to be the most appropriate location for the building, particularly when taking into account the proposed pig rearing use and existing issue raised by Barnsley environmental health department, we are however open to discussions with Local Authority Planning Officers.

By far the biggest land use in the green belt is agriculture, and like any other business agricultural holdings will occasionally require new buildings. The construction of buildings for agriculture and forestry is not inappropriate in the green belt and new buildings to support such enterprises, we contend, should be supported, subject to being genuinely required in connection with an agricultural enterprise and that the need can be demonstrated. We consider this genuine need to have been evidenced within this statement and respectfully ask for the authority to approve the application without delay.

We contend this supporting statement indicates compliance with the above paragraph/extract from the local plan providing clear clarification to enable this application to be supported.

Naturally should the Local Authority Planning Department require any further information please contact Paul Matthews Architectural Ltd. We respectfully ask for contact from the case officer prior to the formal determination of this application.

APPENDIX A

RPA LAND HOLDING MAP

rpa
rural payments agency
Main Holding Number
47/619/0026

Sheet Holding Number : 47/619/0026

IACS 2001 Information

Plot ID	Map Sheet	Field No.	Original Field Size (ha)	New Digital Field Size (ha)	Revised Boundary
	OS Map Sheet	NG Field			
1	SE2105	5942	2.83	2.83	
2	SE2105	6554	1.72	1.76	
3	SE2105	7057	0.24	0.09	
4	SE2105	7368	0.36	0.14	
5	SE2105	7556	1.70	1.72	
6	SE2105	7567	0.27	0.27	
7	SE2105	7644	1.48	1.49	
8	SE2106	7740	0.40	0.40	
9	SE2105	7920	1.02	1.02	
10	SE2106	8340	0.46	0.46	
11	SE2105	8738	1.58	1.58	
12	SE2105	8774	0.92	0.96	
13	SE2105	8931	1.65	1.65	
14	SE2105	9068	1.90	1.89	
15	SE2105	9149	1.62	1.62	
16	SE2105	9213	1.09	1.10	
17	SE2105	9360	1.96	1.96	
18	SE2105	9325	1.59	1.59	
19	SE2205	0555	1.69	1.69	
20	SE2205	2832	0.80	0.81	
21	SE2205	3771	0.08	0.08	
22	SE2205	3758	0.21	0.21	
23	SE2205	3827	1.40	1.40	
24	SE2205	4669	1.08	1.06	
25	SE2205	7439	2.12	2.12	

Print Name :

Signed : Date :

Date printed : 19/05/2003

Scale 1:5000

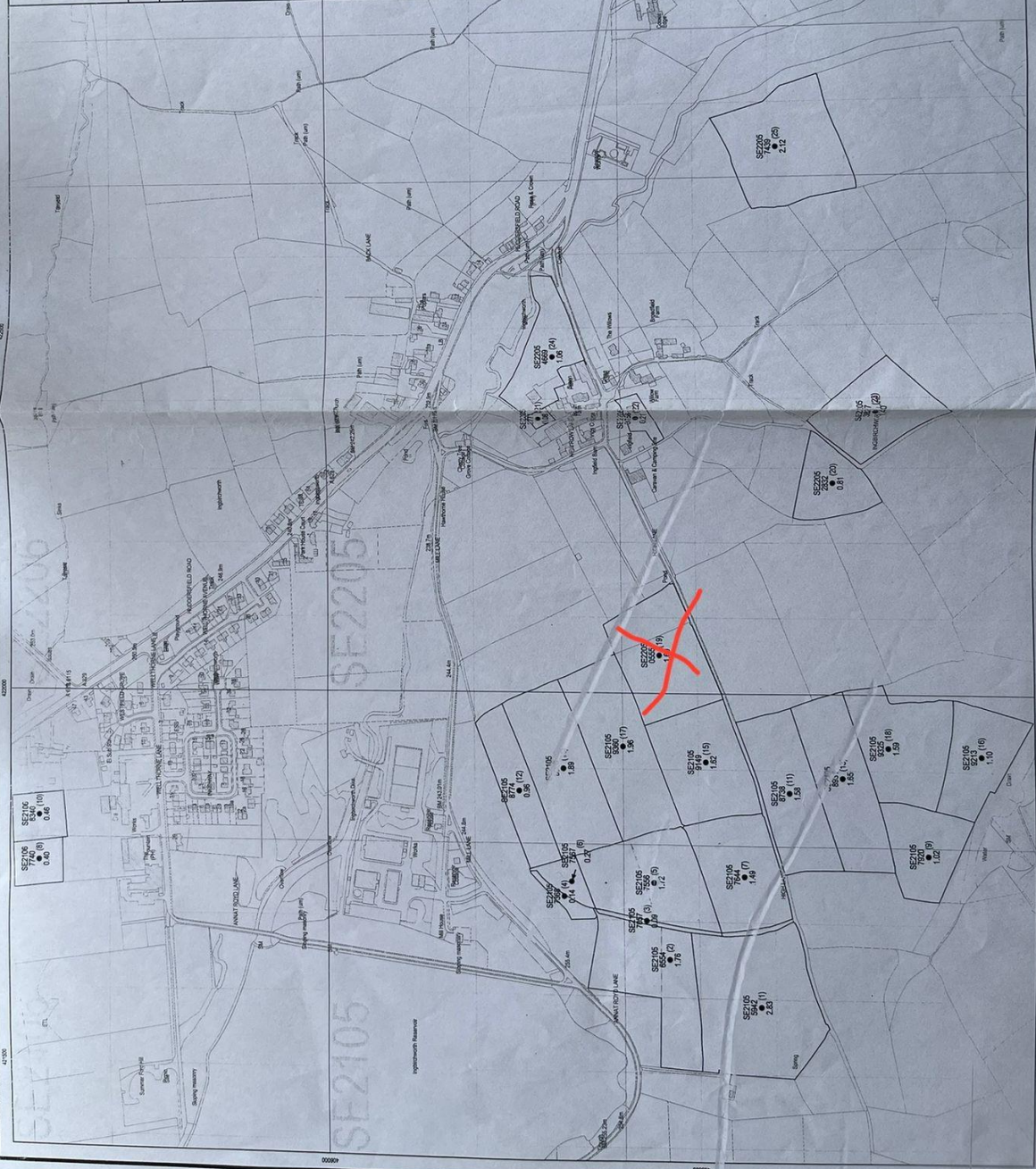
0m 50m 100m 150m 200m 250m

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Map 1 of 4



APPENDIX B

BARNSLEY MBC LETTER (Env. Health May 2023)



BARNSLEY
Metropolitan Borough Council

Public Health & Communities Directorate
Executive Director: Julia Burrows
Service: Regulatory Services
Head of Service: Rachel Wilkinson

Mrs Rebecca Stafford
Green Falm
New Row Lane
Ingbirchworth
Sheffield
S36 7GG

My Ref: ECM / 455328 SL8
Your Ref:
Date: 11 May 2023
Enquiries Emily Convey-McGovern
Direct 07876 847125
E-Mail: EmilyConvey-McGovern@barnsley.gov.uk

Dear Mrs Stafford

**ENVIRONMENTAL PROTECTION ACT 1990 – SECTION 79
ALLEGED NUISANCE FROM ODOUR (PIGS AND THEIR WASTE)
GREEN FARM, NEW ROW LANE, INGBIRCHWORTH**

This Service has recently received further complaints concerning the above matter. This follows a number of previous complaints and correspondence sent to you regarding this matter.

I am taking this opportunity to write and seek your assistance in resolving this situation. I would be grateful if you would consider the allegations and contact me in order to discuss this matter further.

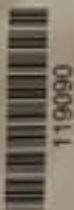
Should complaints continue to be received officers will carry out monitoring in your area in order to determine the extent of the odour. Where evidence of a nuisance is provided or witnessed the Council has a duty to take action under the Environmental Protection Act 1990.

All enforcement action carried out by the service is in accordance with the Regulatory Services enforcement policy. If you would like a copy of the policy, please telephone 01226 773743.

I would be grateful if you would contact me without delay in order to progress this matter.

Yours sincerely

Emily Convey-McGovern
Regulatory Services Field Officer



PO Box 634, Barnsley, South Yorkshire S70 9GG