

**PLANNING STATEMENT
FOR A
PROPOSED REPLACEMENT BARN**

ON LAND
TO THE NORTH OF MIDDLECLIFFE LANE
LITTLE HOUGHTON

CONTENTS

- 1.0 Introduction
- 2.0 Site
- 3.0 Social Context
- 4.0 Surroundings
- 5.0 Economic context
- 6.0 Planning Policies
- 7.0 Involvement of community members
- 8.0 Design of the scheme
- 9.0 Land Usage
- 10.0 Evaluation
- 11.0 Concluding statement

Design Statement

1.0 INTRODUCTION

The following design and access statement provides the local authority with details of a proposed detached agricultural building, constituting a replacement for an existing but smaller agricultural barn currently occupying the site. The replacement barn is intended to be constructed in a relatively similar position as the one being replaced which is on land lying to the north side of Middlecliffe Lane, Little Houghton, Barnsley, South Yorkshire. The land currently is designated as greenbelt and nature improvement area in the adopted local plan 2019, and this statement is in support of a full planning application, for an agricultural building, under the Town & Country planning Act 1990

2.0 THE SITE

The existing field is set to the north side of Middlecliffe lane, Little Houghton, and occupies approximately 0.75 Ha. Which forms part of a larger farmstead equating to 80 Ha, in the ownership of the applicant. The proposed site is enclosed with boundaries representative of a rural location, with the north boundary positioned adjacent to the access road leading to and from Sandhill golf course, which, occupies 46 Ha also in the ownership of the applicant. The boundary treatments to the south running parallel with Middlecliffe Lane is a combination of hedgerow and young trees set in part behind a dry stone walling. Trees of varying heights and species also are evident along this boundary which successfully masks the existing smaller structure. To the west a timber post and rail fence forms the agricultural boundary separating the site from the established farmhouse known as Wistow lodge. The Ariel view of the site edged in red on page 4 shows the extent of the field and location of the existing barn also circled in red. The proposed replacement barn will also be located within the highlighted circle showing its position in relation to the road system and proximity to the farmhouse.



3.0 SOCIAL CONTEXT

The proposal does not change the usage of the existing area to which the application relates and conforms to the current national and local authority's planning policies. Consideration has been given to the overall impact the structure will have on the openness of the area. With conclusions drawn that there will be no greater injury afforded to the green belt with the construction of the proposed barn than existed before, as the topography of the land combined with the existing tree landscaping will aid in obscuring the new structure.

4.0 SURROUNDINGS

The immediate surroundings consist of Sandhill golf course to the north, which is in the ownership of the applicant, open fields to the east and south of the site which again are all in the ownership of the applicant while to the west, is the small semi rural village of Little Houghton.

5.0 ECONOMIC CONTEXT

The proposed new barn will aid and support the existing business activities of the farmstead on an ad-hoc basis.

6.0 PLANNING POLICIES (National)

The following policies have been taken into account in the submission of this application.

National Policies

PPG 7 (extant) policy E 24, E27, E29 , E31, E32.

NPPF Chapter 13 Protection of green belt land Feb 2019

Local Policies

Adopted Local Plan 2019 Chapter 18 Green belt & Safeguarded Land

Policy GB1. The green belt will be protected from inappropriate development in accordance with the National Planning Policy.

Exceptions 18.2 Buildings for agriculture and forestry.

7.0 INVOLVEMENT OF COMMUNITY MEMBERS

No involvement of community members has been sought for this application.

8.0 DESIGN OF THE SCHEME

The overall design of the building combined with the use of traditional construction mediums for rural locations has been considered, in relation to the overall physical appearance and impact the structure will have on the site and immediate locality which is in line with the 2018 GDPO.

9.0 LAND USE

a) Is this justified in terms of :-

Site and surroundings – The initial parcel of land forms part of a much larger agricultural holding although it appears detached from it, but adjacent to the new farm house constructed in 2008 Wistow Lodge.

b) Land use – The site area forms land highlighted in the adopted local plan 2019 as green belt and nature improvement area, this land usage will not change and remain dominant for agricultural use.

c) Land use – There will be no significant loss of agricultural land with the construction and location of the replacement structure.

.

10.1 AMMOUNT

Is their justification for?:-

How much development is proposed:-

The proposal is for the removal of an existing barn which is outdated and considered not fit for purpose, while the construction by replacement provides greater scope for the farmstead to develop. The larger replacement will provide:-

1. A means to effectively provide safe garaging facilities for expensive farm vehicles, plant and machinery, which are used on a daily basis.
2. The proposed building will aid in securing vehicles, plant and machinery from opportunist and the more sinister organised factions which target rural locations.
3. Significantly reduce the potential risk of theft.
4. Provide a dry and sustainable space to facilitate repair/maintenance of farm vehicles, plant and machinery on an ad hoc basis.
5. Provide a dry and suitable shelter from inclement weather conditions.
6. Provide a fundamental storage facilities for general farming resources.
7. Provide an essential sustainable/adaptable building.

10.2 LAYOUT

All site layout considerations have been taken onto account i.e. relative positions and locations, accessibility, combined with topographical and crime prevention measures. The position and orientation of the proposed barn allows for a constant visual surveillance to be achieved at all times both from wistow lodge and surroundings.

10.3 SCALE

Are the following justified?

The size of the buildings in relation to the surroundings:-

The application is for 1No agricultural structure/barn as a replacement for the existing one which occupies the site. Its positioning is relatively inconspicuous set behind a boundary of young trees which will mask the structure from Middlecliffe Lane. The overall length of the proposed building is 20m with a width of 16m. This equates to an overall external floor area is 320 square metres. See manufacturer's detail in section 2, for materials and specification.

.

10.4 APPEARANCE

Are the following justified?

In terms of materials used:-

The proposed structure has a standard rectangular form conducive with agriculture and agricultural buildings, its construction is of a steel portal framework on concrete pad foundations. All steelwork is to have a rust proof finish.

- a) Roof:- duo pitch constructed from industrial steel sheeting, with GRP roof lights as manufacturers detail section 2 & drawings CAD/QA/P/03.
- b) Ends and sides:- Finished as manufacturers detail section 2

10.5 ACCESS

An appropriate access road currently serves the smaller structure within the existing field, this will remain with no alteration or modification required.

11.0 EVALUATION

The theft of agricultural vehicles, plant and machinery is increasing, becoming more prolific year upon year. According to reports published by the NFU Mutual, which indicate that theft of agricultural vehicles, plant and machinery alone exceeds 6 million a year. Recognising this, responsible farmers, are taking measures to safeguard what assets they have by increasing security minimising the potential risk. To do this however significant capital, has to be raised and by investment future proof their farming assets. This is representative of the applicant's farm which over the years has suffered from theft and vandalism, Therefore the proposed replacement barn would be appropriate for the site and promote flexibility to the farmstead.

It is worthy of note that the farmers guide reports that the cost of rural crime is at its highest level for 8 years, with organized crime gangs targeting high value assets such as tractors, combined with large numbers of live stock.

12.0 CONCLUDING STATEMENT

- 11.1 This design and access statement is written in support of a prior notification for planning approval accredited by GDPO pt 6 second schedule.
- 11.2 The proposed development meets the requirements of national, regional and local planning policies, and therefore the local authority should be supportive of the scheme.

12.0 SECTION 2

(Manufacturer's Detail)

Building size:- Length 20m x width 16m x Eaves Ht 4.8m Ridge ht 6.575m
bay centres variable.

Steel Sizes :-

Main portal columns 305 x 165 x 40kg
Gable Columns 203 x 133 x 25kg
Roof pitch 12.5°
Rafters 254 x 146 x 31kg
Bracings 76.1 x 3.0 CHS
All steelwork, to be sanded rust proofed, primed and painted.

Roof :-

Clad with :- Industrial steel sheeting with closed ridge and plain wing barge boards.
Purlins :- 177/16 Galvanized Z Purlins.
Eaves Beam :- 190/16 Galvanized C section eaves beam.
Roof Lights :- Grp roof lights 5 to each side of roof.

Rainwater system :-

Sides 1 & 2 :- 160mm PVC half round gutter with 100mm down pipes.

Panels Gable

& sides :- pre cast concrete panels to all sides and gables, covered with Yorkshire boarding.

Doors :-

1No steel roller shutter door to front facing open field.

Colour :-

Roof, ancillaries, door etc to be finished in BS 4800 12-B-29 Jupiter Green