



DESIGN AND ACCESS STATEMENT
INCLUDING SUPPORTING INFORMATION IN RELATION TO A
FULL PLANNING APPLICATION FOR THE ERECTION OF AN
AGRICULTURAL BUILDING TO HOUSE A NEW PARLOUR AND DAIRY
AND INSTALLATION OF A MILK SILO

AT

TOAD HALL FARM
THURGOLAND
SHEFFIELD
S35 7BB

ON BEHALF OF

W WATTS

Report produced by:-

Bagshaws LLP

Vine House

Ashbourne

DE6 1AE

Tel: 01335 342201

dianne.brown@bagshaws.com

Toad Hall Farm - Supporting Statement.
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1.0 INTRODUCTION AND BACKGROUND

- This Report has been produced to support a Full Planning application to Barnsley Metropolitan Borough Council in relation to a proposal to erect an agricultural building to house a new parlour and dairy and the installation of a milk silo at Toad Hall Farm, Thurgoland.
- Toad Hall Farm is access from Thurgoland Hall Lane. Thurgoland Hall Lane is a classified C road.
- Toad Hall Farm is located within Flood Zone 1.
- The site is not located within a Conservation Area and will not impact any Scheduled Monument or Listed Building.
- The site is situated in the Liverpool, Manchester and West Yorks Greenbelt.
- The applicant runs a substantial livestock enterprise, farming approximately 450 acres of land, split over two units. The land is used for cattle grazing and fodder making.
- The applicant has approximately 390 head of dairy cattle in total including youngstock. In addition, they also farm approximately 100 head of beef cattle.
- The agricultural business operates under livestock holding number 47/735/0005.
- The existing dairy/parlour layout is becoming increasingly unsuitable for the modern day farming practice and the applicant's stock numbers. There is not sufficient enough room in the existing buildings to expand or modernise the existing dairy/parlour layout.
- A new building is proposed which will allow the applicant to redesign and replace the existing facilities.
- The new building will incorporate a 24 unit swing-over milking parlour and parlour infrastructure, cattle walkways and holding pens, dairy, office, plant room, corn bin and a water tank.
- A new 22,000 litre milk silo is also proposed.
- This proposal will improve the economic viability of the business and provide operational improvements.

- This proposed building will be used in conjunction with the applicant's existing farm business and has been sited within the existing farm complex.
- No changes to the existing farm access are required as a result of this development.

2.0 PROPOSED AGRICULTURAL BUILDING & MILK SILO

- As noted above, the proposed building would be used to incorporate a 24 unit swing-over milking parlour and parlour infrastructure, cattle walkways and holding pens, dairy, office, plant room, corn bin and a water tank.
- Milking currently takes place twice per day.
- The design of a dairy unit is a complex equation, bringing together the needs of a cow and workforce to attain efficiency and output. The dairy unit should provide an environment easy to manage and give facilities to aid the management.
- The proposed building is of a steel portal framed construction with an overall length of 30.480 meters, width of 15.240 meters (parlour building) and width of 4.572 meters (dairy building) with an eaves height (from finished floor level) of 3.000 meters.
- The dairy building will incorporate one less bay to allow siting of the milk silo.
- As shown on drawing 004, the floor area will be split to incorporate the various different areas required to create a functional parlour/dairy building.
- The size of this building is commensurate with the applicant's agricultural enterprise.
- The building will incorporate a Heatguard corrugated polycarbonate sheeted roof over the parlour building and Natural coloured fibre cement sheeting over the dairy building with vertical cladding of treated Yorkshire boarding. Below cladding to be pre-stressed concrete panels.
- These materials are typical of modern agricultural buildings located on working dairy farms and will blend into the existing landscape without having an adverse effect.
- The building will incorporate a solid concrete floor.
- Any slurry from the building will go into the adjacent slurry store.
- A new 22,000 litre milk silo is also proposed.
- The milk silo measures 4.700 meters high x 3.300 m wide and sits on a concrete base of 3.65 meter squared.

- Full elevations and site plans have been prepared and can be referenced as follows:
 - Location Plan 001
 - Block Plan 002
 - Elevation detail 003
 - Roof and Floor Plan 004

- The building has been sited in the most appropriate location on the land holding both from a functional perspective and landscape and visual impact.

- The location will keep the holding facilities within a group and allow good access for the milk tanker.

- The building will be built into the existing ground level. The building will act as a retaining wall to the land behind.

- This building will meet present day welfare requirements and ensure good farm/stock management with easily maintained clean and hygienic conditions

- This building will ensure a good strong future for the business.

- Access to the building will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways and there will be no increase in traffic as a result of the development.

- This development will have no impact on the official line of any Public Footpath.

3.0 CONCLUSION

- There is clear justification for the building and milk silo to serve the applicants existing established dairy enterprise.
- The size and scale of the building is commensurate with the applicants needs to support their agricultural enterprise.
- The siting and design of the building minimizes the visual and landscape impact.
- No changes to the existing access are required as a result of this development. Vehicle impact to the surrounding area will be unaltered.
- This proposed development will ensure the ongoing viability of the existing farming enterprise.
- Based on a review of the relevant guidelines contained within the NPPF, then it is considered that the proposal complies with the various requirements.
- Whilst the site is within the Green Belt, “buildings for agriculture” are not inappropriate development in the Green Belt.
- Biodiversity Net Gain rules have been met – see attached report.
- Finally, as an established family dairy farm, substantial weight should be given to ensure that the family can carry out improvements and efficiencies on their holding to safeguard the future of the business in a challenging agricultural sector.