PLANNING DESIGN STATEMENT

14-202 (PL) 005 rev: PL0

APPLICATION FOR TEMPORARY WORKERS ACCOMODATION TO LAND TO EAST OF ALDERMANS HEAD OFF HARTCLIFF HILL ROAD, CUBLEY, SHEFFIELD

Prepared for

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By

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N/A

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QUALITY ASSURANCE

This design and access statement document describes the scheme design and planning proposals for work commissioned by Mr Carl Ward for the siting of temporary caravan for worker accommodation to land to East of Aldermans Head off Hartcliff Hill Road, Cubley, Sheffield.

The document was:



Prepared by: .....

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1.0 INTRODUCTION Purpose

1.1 This statement has been prepared in support of a planning application for the erection of a temporary rural workers dwelling for a period of three years at land to the East of Aldermans Head off Hartcliff Hill Road, Cubley, Sheffield.

1.2 This statement describes the site and its surroundings before setting out the planning policy context under which the application should be considered. The planning merits are then examined and the conclusion is reached that the development conforms with planning policy and that there are no material considerations which indicate that planning permission should not be granted.

2.0 DEVELOPMENT IN CONTEXT Site Location

2.1 The proposed development site is located to the west of Barnsley town centre and falls within the greenbelt.

2.2 The full extent of the site is made up of open land. The site has been used for a mix of agricultural uses for a number of years.

2.3 The site is in an extremely isolated location within the greenbelt. The nearest neighbouring property is Aldermans Head property within the immediate local area.

2.4 Access to the site is taken from a private access road off Hartcliff Hill Road, Cubley, Sheffield.

3.0 PLANNING HISTORY

Application Site

Site Location

3.1 The following applications are considered to be of relevance in determining this application and are summarised below:

3.2 A planning application is in progress for the siting of a caravan accommodation for the purposes of hay and tack storage, use of the existing agricultural shed, land and for the rearing of livestock. It is proposed that this area becomes the application site for this proposal for a temporary rural workers dwelling.

3.3 A previous Planning permission was approved on 14/08/2013 for the erection of a Agricultural shed which is crucial for the operations to take place.

4.0 DEVELOPMENT PROPOSAL

4.1 This planning application proposes the erection of a temporary rural workers dwelling at land to the East of Aldermans Head off Hartcliff Road, Cubley, Sheffield.

4.2 The proposed dwelling will meet the definition of a caravan under the Caravan Sites and Control of Development Act 1960. It is likely that this will consist of a static caravan (32 x 12 ft)

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4.3 Planning permission has previously been sought for the erection of an agricultural shed unit on site (application ref: 2013/0885). The proposed positioning is to be located next to the existing agricultural shed on site (see relevant associated drgs). Whilst this area was dug out and prepared for development construction never took place and it is now proposed that the temporary dwelling will be located here instead.

4.4 This location will allow the dwelling views up towards the site entrance and across the yard increasing the site's security, whilst its placement, in a dipped section of the site, means that it will not negatively impact upon any local views across the green belt.

4.5 Vehicular and pedestrian access to the dwelling will be via the existing private track off Hartcliff Hill Road.

4.6 The proposed temporary dwelling is essential to the applicant's plans to complete the operation required following erection of the agricultural shed. This is due to the site providing the space necessary to operate, breed and maintain the highest quality livestock. The farm would operate on site with min. 18 Cows (10 Calves), 1 Bull, 4 Breeding Mares, 1 Stallion. 1 Boar. 18 breeding Sows give birth all year round. Each Sow = 2.5 litters a year. 151 breeding Sheep plus Tups. Give birth March to June. 200 laying free range Hens, all year round. 1 Stallion. 5 Breeding Mares (to give birth June to Sept)

4.7 The farm will require constant supervision on site throughout the day and night to operate, care for and secure the livestock, particularly during birthing. Therefore, the erection of a temporary dwelling would allow 1no. staff to stay on site 24hours a day providing constant supervision for the livestock and allow additional security for the site given the value of the livestock on site. There have already been numerous reported occurrences of trespassing and theft from both the agricultural shed and surrounding operating land.

5.0 PLANNING CONTEXT Introduction

5.1 This section identifies the national, regional and local planning context for the proposed development, with a specific focus on policy concerning design and access. A review of these policies has shaped the design and layout of the proposal and the overall site.

Relevant Plans and Policies

5.2 Section 38[6] of the Planning and Compulsory Purchase Act 2004 requires that in determining planning applications, local planning authorities are required to determine the application in accordance with the development plan unless material considerations indicate otherwise.

National Planning Guidance

5.4 The National Planning Policy Framework [NPPF] was issued in March 2012 and immediately replaced the old system of PPGs and PPSs.

5.5 The NPPF introduces a presumption in favour of sustainable development [para. 14], whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

5.6 The new NPPF came into force straight away. Planning policies in existing development plans that were adopted prior to 2004 are now to be given limited weight in the decision making process [para. 215].

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5.7 With regards to this application the following extracts are considered of particular relevance:

Paragraph 28: Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *Promote the development and diversification of agricultural and other land-based rural businesses...*

Paragraph 55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

• the essential need for a rural worker to live permanently at or near their place of work in the countryside; or...

Paragraph 80: Green Belt serves five purposes:

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and special character of historic towns; and*
- *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Local Planning Policy

5.8 Section 38[6] of the Planning and Compulsory Purchase Act 2004 requires that when determining planning applications, local planning authorities must determine the application in accordance with the development plan unless material consideration indicates otherwise.

5.9 At a local level relevant policies include those contained within the Barnsley Core Strategy (adopted September 2011).

Barnsley Core Strategy
Policy CSP21: Rural Economy

5.10 We will encourage a viable rural economy by allowing development in rural areas if it:

- supports the sustainable diversification and development of the rural economy; or
- results in the growth of existing businesses; or...

Development in rural areas will be expected to:

- be of a scale proportionate to the size and role of the settlement
- be directly related, where appropriate, to the needs of the settlement
- not have a harmful impact on the countryside, biodiversity, Green Belt, landscape or local character of the area
- consider the re-use of existing rural buildings in the first instance; and
- protect the best quality agricultural land.

Policy CSP29: Design

5.11 Design Principles:
High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

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- topography, Green Infrastructure assets, important habitats, woodlands and other natural features
- views and vistas to key buildings, landmarks, skylines and gateways
- heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around: Penistone and the rural villages in the west of the borough.

Development should:

- contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness
- enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people
- contribute towards creating attractive, sustainable and successful neighbourhoods... Policy CSP34: Protection of Green Belt

5.12 The general extent of the Green Belt is shown on the Core Strategy Key Diagram. Its detailed boundaries will be shown on the Proposals Maps which will accompany the Development Sites and Places DPD.
In order to protect the countryside and open land around built up areas the extent of the Green Belt will be safeguarded and remain unchanged.
The Green Belt boundaries will be subject to localised review only which may result in changes necessary to deliver the borough's distribution of new employment sites as set out in CSP12.

6.0 PLANNING ISSUES

6.1 Section 38[6] of the Planning and Compulsory Purchase Act 2004 requires that the starting point for planning applications is the development plan. Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In accordance with Section 38[6], the main issues of relevance to this application are as follows:

- Principle of Development
- Visual Amenity
- Residential Amenity

6.2 Each of these will now be considered in turn.

Principle of development

6.3 The application proposes the erection of 1no. temporary rural workers dwelling for a period of 3 years to accommodate employees of the stud farm. The development is considered to represent minor development within the Green Belt and as such the potential harm is considered to be negligible.

6.4 The proposed temporary dwelling is essential to the applicant's plans to operate his farming business.

6.5 The applicant is seeking to enable a more economical and secure base of operations in which to operate, breed and maintain to the best possible standards of livestock. He is looking to develop a business for the future.

6.6 The existing facilities required on site provide space for:
[= Labour requirement taken from the John Nix Farm Management Pocketbook – 44th edition – SMD = 2200 hrs / year – 8 hour days]

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- 18 Cows / Calves *[JNFMP-Pg 42 – full time presence on site required]*
- *1 Bull*
- 1 Boar. *[JNFMP-Pg 75 (para 3) – Labour requirements are low, owing to the "hands off"nature of wild boar management]*
- 18 breeding Sows give birth all year round. Each Sow = 2.5 litters a year. *[see calculation below]*
- 151 breeding Sheep plus Tups. Give birth March to June. *[JNFMP-Pg 175 – 151 x 4.0 = 604hrs / year -*
- 200 laying free range Hens, all year round. *[see calcultion below]*
- 1 Stallion. *[full time presence on site required]*
- 4 Breeding Mares (to give birth June to Sept) *[full time presence on site required]*

JNFMP-Pg 177 – Calculation for Labour (excluding Stallion and breeding Mares):

Cows / Calves	- 18 nr	x	4.00 (+15%)	=	82.80
Bull	- 1nr	x	3.50 (+15%)	=	4.03
Sheep	- 151 nr	x	0.50 (+15%)	=	86.80
Boar	- 1 nr	x	2.00 (+15%)	=	2.30
Sows	- 18 nr	x	2.25 (+15%)	=	46.58
Laying Hens	- 200 nr	x	0.06 (+15%)	=	13.80
			Total	**=**	**236.31**

= 0.9 person labour per day. (total enterprise – 236.31 / 275 = 0.9)

From the John Nix Farm Management Pocketbook (44th Edition) this equates to a minimum 1nr. full time personnel to be on site at all times, 24 hrs per day.

No calculation is made for the 1nr Stallion or 4nr Mares that would add to the calculation above justifying a full time presence on Site.

It is worth noting that Mr Ward is able to prove significant livestock losses for the times at which he has not had a full time presence on site.

6.7 It is important that all the livestock are located on site with and all necessary facilities to ensure their wellbeing is of the highest quality. Additionally, there is an expectation with a business which deals with such livestock that the facility provided will be on a single site and of the highest standard. Typically certain operations are required to take place during the night and it is fundamental that supervision is available without delay as if complications arise stock can be lost. In addition, certain livestock may be susceptible to illness and colic which can develop quickly during the night. Being within 'sight and sound' of the livestock offers the best means of detecting illness at an early stage and preventing it from developing further. Therefore, the proposed siting of a temporary rural workers caravan / dwelling is essential to allow 1no. staff to stay on site 24 hours a day to provide constant supervision for the Livestock.

6.8 It is considered that the scale and size of the proposed caravan / accommodation dwelling is proportionate to the functional requirements of the business. There is a need for 1no. employees on the site as there is a requirement for 24 hour supervision. The siting of a 1-bed agricultural caravan / accommodation dwelling would provide these staff member(s) with a place to stay overnight so that they could be in close proximity to the livestock, both to operated functionally and in case of emergency.

6.9 The threat of theft and criminal damage also contributes towards the need for a 24 hour presence on the site. The nature of the business is such that all Livestock is kept at the site, along with their associated equipment may be particularly valuable and cost many thousands of pounds. Accordingly, without on site accommodation, the Farm could become a target for

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thieves. Indeed, insurance premiums are also exorbitant without a permanent presence on site.

6.10 As a result of the need for constant supervision of the Livestock on site it is considered that the only suitable location for the caravan / accommodation dwelling would be on site. This is because in cases of emergency staff would need to reach the Livestock within a few minutes and because of the isolated location of the farm there are few existing properties close to the development site which are fit for purpose. A very limited number of farmsteads are situated within a reasonable distance of the application site. However these properties and the land which they encompass are far beyond the needs of the applicant and their purchase ability in order to obtain a dwelling and therefore would not be economically viable. Properties further afield would not provide the level of supervision necessary to meet animal welfare needs and the needs of the business. Also, there are no existing buildings on site which would be suitable for residential living. Accordingly, the only option is to site a temporary dwelling on site.

6.11 For these reasons the principle of development is established. In any event no alternative accommodation is available nearby. A desk-top study of available accommodation in the area was undertaken. From this it was found that there are only 3no. properties currently on the market within a 1 mile radius of the site. These properties range . It is considered that all three of these properties are too large for the needs of the applicant and due to their values are beyond their purchasing ability.

Visual Amenity

6.12 Policy GS8B requires that new dwellings should be sited adjacent to existing or proposed farm buildings to be permitted. The proposed location of the caravan / accommodation dwelling, next the existing barn on site on the other side of the access track means that all the elements on site are contained within a small area. Additionally, because of the topography of the site, with the land sloping downwards from Hartcliff Hill Road views of the site are none and as a result it is clear that the proposed development would result in no significant harm to the openness and visual amenities of the Green Belt.

6.13 The proposed dwelling meets the definition of a caravan which it is considered is sufficiently modest, appropriate to the locality and will safeguard the visual amenities of the countryside.

Residential Amenity

6.14 There are no neighbouring properties regarding this site. The closest neighbour is 0.5 miles away. It is therefore considered that the development will not impact upon local residential amenity.

7.0 CONCLUSION

7.1 The proposed siting of a temporary rural workers caravan / living accomodation at this location is considered to be acceptable and fully justified in respect to animal welfare and security. As such it satisfies all national and local policy.

7.2 For these reasons it is considered that planning permission for the proposed development should be granted.

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