

Design and Access Statement

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

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1 Background.

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

The site has been subject to a planning approval in 2014 reference number 2014 / 0469 for the erection of agricultural building and associated turning area.

The site and land in close proximity is constantly being targeting for theft and fly tipping. The applicant wishes to accommodate persons on site in order to carry out their duties in farming the land and provide a natural deterrent for crime within the area.

2 Site Assessment – Overview.

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 applicant has submitted a pre application to gain the views and opinions of the local planning authority.

4 Scheme Design.

4.1 Planning Policies

NPPF Section 9 Protecting Green Belt Land – The proposed accommodation 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. The siting is such to provide surveillance to combat the ongoing problem of fly tipping in the area.

CSP29 Design – The size and proposed location of the building are such that it sits with adjoining buildings and does not detract way from its green belt surroundings. The siting is such to provide surveillance to combat the ongoing problem of fly tipping in the area.

4.2 Layout

The existing highway access is to be maintained as a point of access to the site and the proposed accommodation is to be positioned to provide surveillance with minimal impact on the green belt environment. The extent of the accommodation 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 accommodation has no adverse effect on the existing landscape.

4.5 Appearance

The proposed accommodation will compliment 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 accommodation will be directly proportionate for the size of land and use.

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 whilst providing surveillance to prevent fly tipping and theft.

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

The development proposal will have little detriment to the surrounding green belt.

In support of this application the applicant has completed a business outline for inclusion within the application please see appendix A.

6 Appendix A

See following page.

Mr Kenneth Mannifield
Clayton Lane Field
Clayton Ln,
Thurnscoe,
Rotherham
S63 0BG

Ref: Permission to erect static building/shepards hut

Dear Sir/Madam,

I am writing this letter with regards to the above reference, I kenneth manifold prehold proprietor of the above named field is requesting this action due to the fact that i have a herd of cows on my field used for meat and calving it is vital that I have provisions put in place for such emergencys listed below;

About 80 percent of all calves lost at birth are anatomically normal. Most of them die because of injuries or suffocation resulting from difficult or delayed parturition (calving). Factors contributing to calving problems fall into three main categories — calf effects, cow effects and fetal position at birth.

Calf effects- Heavy birth weights account for most of the problems related to the calf. Birth weights are influenced by breed of the sire, bull within a breed, sex of the calf, age of the cow and, to a slight degree, nutrition of the cow. Shape of the calf may also have a small effect on calving problems.

Cow effects- Several factors associated with the cow influence dystocia, the major ones being her age and pelvic size.

Age- First-calf heifers (cows who have not experienced calving before) require more assistance in calving than do cows, because they are usually structurally smaller.

Pelvic area- Pelvic area (birth canal) increases as the female develops to maturity. Thus, a higher proportion of calving difficulty in 2- or 3-year-old cows is due to smaller pelvic openings. Heifers and cows with small pelvic areas are likely to require assistance at calving. However, even heifers with a large pelvic area may need help delivering large calves.

The calf's birth weight and cow's pelvic area have a combined effect on dystocia. Many heifers giving birth to calves weighing more than 80 pounds will have difficulty, even if they have large pelvic areas. Two-year-old heifers tend to have either a pelvis too small or a calf too large to allow them to deliver without assistance.

Fetal position at birth- About 5 percent of the calves at birth are in abnormal positions, such as forelegs or head turned back, breech, rear end position, sideways or rotated, etc. This requires the assistance of a veterinarian or an experienced herdsman to position the fetus correctly prior to delivery. If fetal position cannot be corrected, the veterinarian may have to perform a caesarean

section.

a cow can go in to labour at any point of the day this requires 24 hour supervision in the case of emergency where the stockman has to intervene the calving process, this could be to reposition the calf within the womb or to call a vet out for an emergency situation.

In addition, in March of this year there will also be a flock of pedigree sheep on the land, once again it is necessary during lambing for a stockman to be on site 24 hours a day for the vital reasons listed below;

Size - Many lambing problems are due to disproportion in the size of the ewe and lamb, such as when a sire of a large breed is used over a small-framed ewe, or when a maiden ewe gives birth to a big lamb. Over-fat ewes can also fail to lamb, despite normal presentation of the lamb.

Position of the lamb- if the position of the lamb is not correct then the stockman will have to intervene by repositioning the lamb for the health and safety of the lamb and the ewe, this is vital to a safe delivery of the lamb if not both lamb and ewe could pass in this circumstance.

After delivery- it is vital for a stockman to check the ewe once the lamb has been born to check for remaining unborn lambs as if still undelivered after a couple of days the lamb may start decomposing which could lead to a very sick ewe and after a couple of days this will result in the death of the ewe.

Also if the lamb is delivered weak the stockman will be able to give the lamb extra vitamins and nutrients to help the lamb's chance of survival, if the herdsman was not there to do this this could result in the lambing dying.

Due to the Health and Safety at Work Act 1974 it is mandatory to have functioning facilities available to all members of staff working during calving/lambing. These facilities including toilet, water and shelter.

I hope with regards to all the above you will deem fit with respect of my application.

Yours Sincerely,

Mr Kenneth Manifold