

SUPPLEMENTAL PLANNING STATEMENT IN RESPECT OF
OF A DETAILED PLANNING APPLICATION FOR THE ERECTION OF AN AGRICULTURAL BARN
ON LAND OFF CARR HEAD ROAD, HOWBROOK AND TO THE NORTH OF HOLLINBERRY LANE,
HOWBROOK, WORTLEY, SHEFFIELD.,
for MR S WRAGG

In response to several question raised by the planning department, in relation to this application, please see below.

Firstly to deal with the location of the proposed barn :

It is not possible for the barn to be located at the farmhouse site.

'Elijah House', the farmhouse, is shown edged in red on the attached google earth image.

This is one of those situations where the actual farmhouse has very limited curtilage and no immediately adjoining fields. The applicant's other land is located remotely.

The buildings within the red line boundary are the actual farmhouse and outbuildings associated with the long established plant business.

The field further down the lane on which the barn is proposed is actually the nearest suitable portion of land owned by my client on which it is possible to rear sheep. The proposed barn location therefore is both logical and sensible.

The entrance to this field is approximately 0.5 km from the farmhouse.

Secondly to deal with the position of the barn and the site levels :

It is a fact that the field in question does have a slope and we have taken site levels to show the extent of the level changes.

We have taken the opportunity of re-visiting the proposed position of the barn on the basis of these levels and the amended drawings re-submitted alongside this planning statement explain the situation.

The barn will be 'set down' into the site and so the extent of visible elevations will to some degree be less than we were showing on the original elevations.

In fact from a practical point of view it would be better for the barn to be turned through 90 degrees (as shown in position 1). This allows a more practical solution for maintaining a level floor across each opening with the least amount of 'cut' into the site.

Another benefit of altering the building's alignment results in the doors and open frontages being more protected from prevailing weather and thus creating a more comfortable environment for the animals.

It is of course possible for the building to be aligned as originally proposed, but on balance it is our view that this would be less practical than position 1.

It is generally agreed that position 1 is better and so the elevation drawing reflects the appropriate ground levels accordingly.

Thirdly to deal with the barn internal layout :

Please see the amended barn layout drawing attached.

Peter Dimberline Limited

Finally, in response to the further information related to the animals themselves, I forward my client's own response in this regard, (highlighted below in blue), which I believe provides all relevant information for the purposes of this application.

Hi Peter,

I can provide the information asked for. Sheep are quite hardy and many will lamb outside however most farmers rig CCTV so that they don't need to be there all of the time. I do not envisage lambing to start with but it's an obvious way to increase numbers steadily. I cannot see us wanting more than 15-20 sheep. Numbers of sheep would be relatively small to start with as the rare breed are expensive to buy. The design of the barn and its size is so that everything is together and not spread out in the field. We need a place for equipment, hay, feed and animals. I currently have 2 horses but would like to have a 3rd as one of the horses is very old now and ready to retire. I currently have to drive to Wortley and Thurgoland each day to look after and ride my horses so having them in the village will be considerably closer than they are currently. We don't have any land closer to our house to build a barn on. Using google maps the field is 0.3 miles away from our house, 1 minute by car and 5 walking.

Ventilation for animals is key to health and so I do not want them crammed in together and would like half of the barn to be open for them to use as and when they please- shelter in the winter and shade from the sun and flies in the summer.

The other half of the barn would be for equipment, feed and hay.

We are wanting to have animals that we know have had a high standard of welfare and can be traced from field to plate. It is important to both me and Nichola and something we want our children to care about.

*With best wishes,
Stephen.*

*S G Wragg
Elijah House
Bromley Carr Road
Wortley
Sheffield
S35 7DE*

We trust that the above information re-affirms our client's genuine reasons behind this application and that the planning authority can now support the proposal.

Peter Dimberline Limited