

Local Requirements

Proposal: Agricultural building to incorporate a milking parlour, collecting yard and dairy

Site Reference: J Darwin & Sons, Cranberry Farm, Carnberry Road, Penistone, Sheffield. S36 8FB

Affordable Housing Information

Not Applicable

Agricultural Developments Statement

Agricultural Holding No.

47/723/0026

Size of holding

The applicant currently farms 330 acres. This acreage is owned by the applicant. This figure includes existing agricultural buildings and yard area.

This farmland is used to rear cattle and to produce fodder.

Animals kept at the site

The applicant currently farms approximately 150 dairy cows and 130 followers.

Existing buildings on the holding

The existing agricultural buildings at Cranberry Farm are used to house cattle and to store fodder and implements required to manage the holding.

The existing buildings also incorporate a dairy and parlour however these facilities/layout are becoming increasingly unsuitable for the modern day farming practice and the applicant's stock numbers.

Additional rented buildings/land

The applicant does not currently rent any additional buildings or land.

Proposed size of building

The applicant wishes to erect a steel framed agricultural building 32.004m long x 15.240m wide x 3.658m high to eaves level.

The floor area created by this development will be 487.74m².

Proposed use of building

As a result of the applicants expanding business he requires this building to incorporate a milking parlour, dairy and collecting yard for cattle.

The applicant currently farms approximately 150 dairy cows and 130 followers on his 330 acre holding.

The applicant requires this building to re-design and replace the existing dairy/parlour layout, which in turn will make the farm more manageable and efficient.

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 his existing dairy/parlour layout.

The design of a dairy unit is a complex equation, bringing together the needs of cow and work-force to attain efficiency and output. The dairy unit should provide an environment easy to manage and give facilities to aid the management.

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 his business.

The collecting yard area will incorporate a slatted floor with a 2.438m deep underground slurry store for two bays. This will assist the applicant in complying with the NVZ regulations for manure storage.

Employment at the site

The applicant currently employs three people full time on the holding.

Agricultural Workers Dwellings Appraisal

Not Applicable

Archaeological Report

Not Applicable

Biodiversity Survey & Report

Not Required

Change of use of shops or community facilities to other uses – Supporting Information

Not Applicable

Environmental Statement

Not Applicable

Town Centre Uses –Evidence to accompany applications for town centre uses

Not Applicable

Farm Diversification Schemes – Supporting Information

Not Applicable

Flood Risk Assessment

Not Applicable

Foul Sewage & Utilities Assessment

Not Applicable

Heritage Statement (including listed buildings, Historical features, Archaeological features and Scheduled ancient monuments)

Not Applicable

Land Contamination Assessment

Not Applicable

Landfill Applications

Not Applicable

Landscaping Details

The applicant is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any trees planted will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Lighting Assessment/ Details of Lighting Scheme

Not Applicable

Loss of Employment Land/ Buildings Statement

Not Applicable

Noise Impact Assessment

Not Applicable

Open Space Assessment

Not Applicable

Parking & Access Arrangements

Not Applicable

Photographs & Photomontages

Not provided.

Planning Obligations – Draft Heads of Terms

Not Applicable

Planning Statement

Not Applicable

Refuse Disposal Details

Not Applicable

Site Waste Management Plan

Not Applicable

Statement of Community Involvement

Not Applicable

Structural Survey / Works Method Statement

Not Applicable

Telecommunications Development – Supplementary Information

Not Applicable

Transport Assessment

Not Applicable

Travel Plan

Not Applicable

Tree Survey / Arboricultural Implications

Not Applicable

Ventilation / Extraction Statement

Not Applicable