PROPOSED PIG REARING BUILDING and RAINWATER TANK at LAND adjacent to

10 LUND AVENUE, LUNDWOOD,BARNSLEY - STATEMENT IN SUPPORT of APPLICATION

EXISTING SITE

The site is located approximately 3.5 kilometers to the east of Barnsley Town Centre (OS Grid Ref: SE 37882 07325) and comprises an agricultural small holding, registered as County Parish Holding and licensed with the Department for Environment, Food and Rural Affairs for the movement of livestock.

The site is bounded to the north by the residential property in the ownership of the applicant, to the south by gardens to houses in Loxley Road, to the west by gardens to houses in Lund Close and to the east by agricultural land.

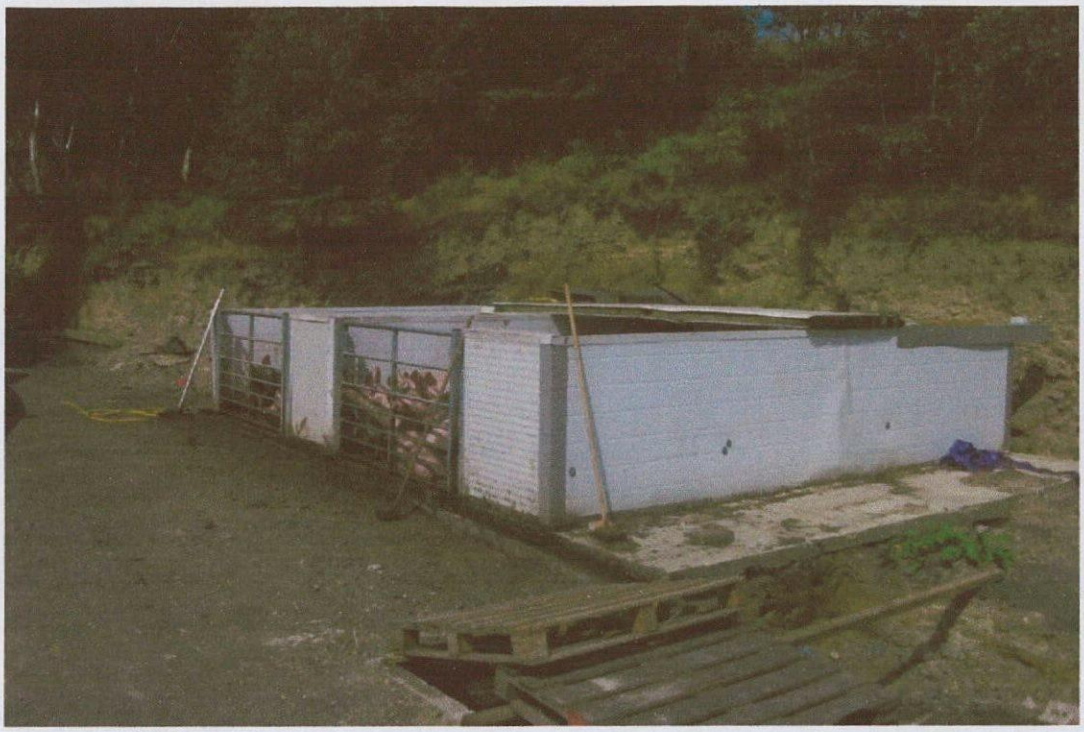
Photograph 1 below shows the site of the proposed new building which is currently occupied by two open pig pens. An additional 5 open pig pens are located on land to the south east of the site adjacent to agricultural land as shown on the plans submitted with this application.



Photograph No.1 Proposed site of building from the north

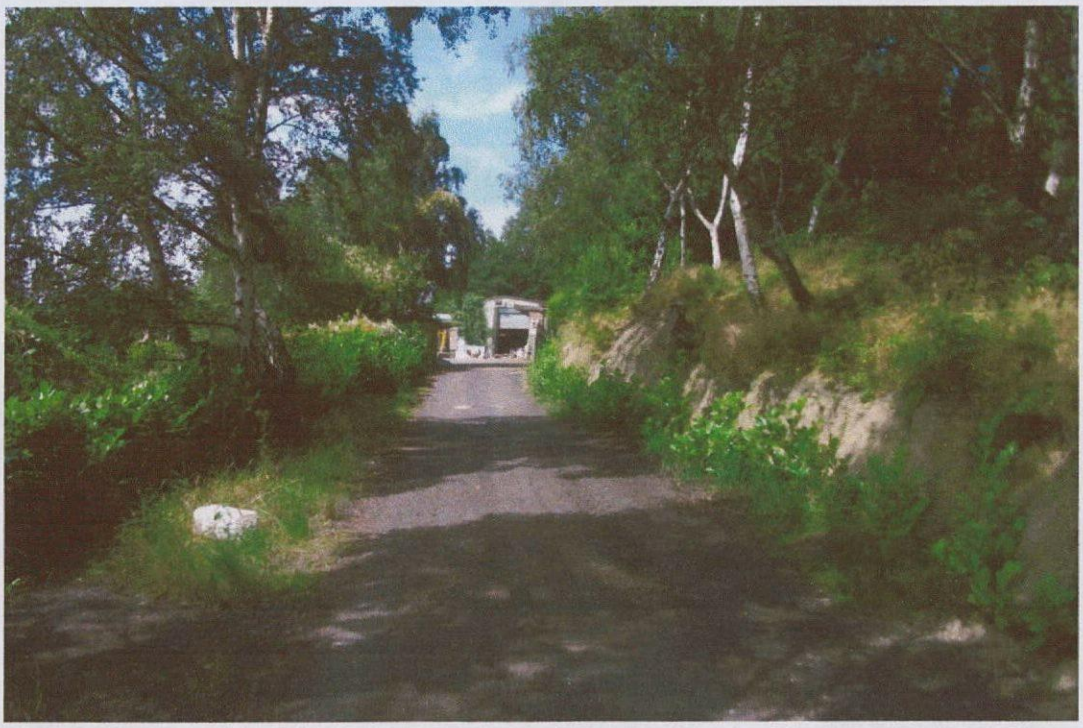
A laurel hedge has been planted on the western boundary of the site as a screen to hide operations from the neighbouring dwellings on Lund Close.

Livestock is currently housed in open pens in various locations across the site which leaves the animals exposed to the elements. Photograph 2 below shows the open pens currently being used on the site.



Photograph 2 – Existing open pens

Access to the site is via an unmade track which runs within the site boundary through a gated entrance within the curtilage of No.10 Lund Avenue shown on photograph 3 below.



Photograph 3 – Access track

The smallholding is owned, occupied and run by the applicant and is used for rearing of pigs, with 120 animals kept in this the location, the site has been used for this purpose for approximately 3 years.

There is no increase in the number of animals being kept as a result of this application.

The site is approximately 2.02 Hectares (5 acres) in area and is designated as Green Belt in the current Barnsley Urban Development Plan, published December 2000.

PROPOSAL/NEED

The applicant wishes to rationalise his existing pig rearing operations and improve the welfare of his animals, both to maintain the viability of the smallholding and to improve his supply of locally sourced pork of know quality to his bakery and butchery businesses.

It is proposed to improve operations by constructing a weatherproof building which will be used to provide animal shelter and simplify current working methods by concentrating his housing operations in one location on the site.

The building will be constructed using interlocking insulated white enameled steel panels, which will reflect sunlight and so reduce heat to maintain a more amenable environment for the animals as well as providing shelter during inclement weather. The building will be totally enclosed, with animals separated by 1.000 high movable galvanised steel livestock gates and barriers inside the building. Ventilation will be maintained by installing high level ventilation openings at the rear, with hinged covers to allow them to be sealed during inclement weather.

A slurry pit will be constructed beneath the building which will be covered by steel grill plates to allow for the efficient collection and storage of animal waste. The resulting slurry will be emptied by tanker when required and will be used as organic fertiliser on adjacent arable fields.

The business aim is to maintain a supply of quality pork to his 8 retail outlets which currently employ 65 people. By improving his animal rearing operations it will guarantee the quality of meat supplied to his businesses from a known source, which is best achieve by providing his own product.

Rainwater Collection Tank.

It is intended to install a 1000 litre above ground rainwater storage tank to collect rainwater from the new building roof, with the water collected from this tank to be used to water livestock. This makes the business more environmentally friendly and less dependent on treated mains supplied water.

The tank will be an above ground unit fed by the rainwater gutters from the new building located as shown on the attached plans.



Photograph 4 - Proposed Water Tank

FLOODING OF SITE

The site is not susceptible to flooding.

PARKING and ACCESS

The development will utilise the existing access through the applicants dwelling curtilage with adequate turning space within the site for all visiting vehicles.

There is to be no increase in livestock numbers as a result of this application, so traffic movements will not increase beyond current levels.

GENERAL

The applicant is trying to establish and enhance his pig rearing activities to become as self-sustaining and environmentally responsible as possible, and to make his operations economically viable and sustainable in the long term.

The new proposal will greatly enhance animal welfare on the site by providing a sheltered environment which can be adapted to suit prevailing weather conditions, and allow more efficient cleaning of animal waste.

The construction of a fully enclosed insulated building will reduce noise levels and odours to neighbouring residential properties.

Rainwater will be collected for use as drinking water, which will reduce the need to draw on the piped treated supply.

The applicant uses surplus bread products from his bakeries as livestock feed, to reduce wastage and the need to dispose of surplus to landfill.

The National Planning Policy Framework published in March 2012 by the Department for Communities and Local Government states in Section 3 that Planning Authorities should support a prosperous rural economy by supporting economic growth and promoting the development and diversification of agricultural and other land-based businesses.

As the land use is currently agricultural, the proposals fall within the requirements of Policy G8A of the current Barnsley UDP, which allows development in Green Belt land where usage is solely for agricultural purposes

The applicant needs to be allowed to farm in a humane way, with animal welfare and quality of product at the top of the business aims and is striving to develop a responsible self-supporting local business, which he feels BMBC should encourage by approving this application.