

Design and Access Statement.

Erection of free range poultry building, Parkside Cottage, Sheffield Road, Hoyland

The proposal is to erect a poultry shed which will enable free range chickens to be reared using the whole field. The birds will be brought to the site by a 30 ton rigid body wagon, kept for 9 weeks, and then sent away for slaughter. Waste will be mainly deposited naturally on the field. Any waste from the shed will be sold on as fertiliser. No effluent will be produced. Roof water will be mainly collected in storage tanks positioned to the rear of the buildings, and used as drinking water, with any excess to soakaways. There will be no connection to the culvert crossing the site. No toilets are incorporated as the farmer lives adjacent to the building.

CONTEXT

Physical context

The Surrounding Area:

This farm holding comprises 4.8ha adjacent to Parkside Cottage, and a further 40ha rented at Hood Green. At present the farm produces turkeys for the Christmas period from a small building, and sheep on the remainder of the land. The holding number is 47/734/9001. The Parkside land is located to the west of Sheffield Road, just south of Hoyland Comon. It lies within an area of mainly open countryside. Fields are largely delineated by stone walling, and this is predominantly an area of pastureland. The land is approximately 0.5m below Sheffield Road, falling further, then rising to a ridge which is level with Parkside Cottage, and before falling away. To the west lies woodland.

The area has no national designation, nor does it lie within an Area of Borough Landscape Value in the Unitary Development Plan.

The Site:

The site chosen for the building is within the main field, just below the ridge, to the north of Parkside. The site will be seen at a distance from a public footpaths to the north, and from Sheffield Road to the east.

Economic context

The erection of a free range poultry building will enable the farm to diversify into a growing market for free range birds, and so enable the holding to be farmed in an economically viable manner.

Planning policies

The following policies have been taken into account in the submission of this application.

National policies

PPG2 Green Belts. – para 3.4 new agricultural buildings are appropriate within the Green Belt. Para 3.15 visual amenity should be protected – see “design of the scheme” below.

PPS7 Sustainable Development in Rural Areas. – the development is in accord with the statement of Government’s objectives , in particular by promoting a sustainable, diverse and adaptable agricultural sector. It is also in accord with the Key principles of effective protection of the environment, and maintaining stable levels of economic growth and employment in the countryside.

Places, Streets and Movement, A companion guide to Design Bulletin 32 – this sets out sight line requirements for junctions and access points. For an access onto a main road, with a 60 mph speed limit, the requirement is 2.4 x 215m and 2.4 x 295m for 70 mph. 295m can be achieved at the existing field gate access which it is proposed to use, in a northerly direction, and 170m in a southerly direction.

It is understood that the speed limit on Sheffield Road is likely to be reduced to 50mph in the near future. That would then require a visibility splay of 2.4 x 160m.

Local policies

UDP GS8, agricultural buildings are an appropriate form of development within the Green Belt.

Policy GS8D - when considering the provision or siting of new agricultural buildings, the council will take into account, as a material consideration, the possibility that the development might generate a need for an associated agricultural dwelling.
The applicant lives in Parkside Cottage, directly adjacent to the proposed building.

Policy GS9 - development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt. - see “design of the scheme” below.

Policy T2A - A) all roads, footways, private drives, vehicle manoeuvring areas and points of access serving development must be designed and constructed in accordance with the appropriate standards of the Borough Council. – appropriate visibility standards will be achieved.

Supplementary Planning Guidance Note 13 –Agricultural Buildings.

Siting – best grouped together - the new building will be sited close to the existing dwelling.

Carefully sited with regard to the ground contours so it appears to settle into the landscape – the building will be cut into the slope.

Does it break the skyline –it will marginally break the skyline when viewed from Sheffield Road

Form and scale – this is of a traditional design for a poultry building, and of a size commensurate with the proposed level of use, based on a recommended standard of 12 chickens per square metre.

Landscaping – while the applicant would be happy to carry out tree planting near the building, it is considered that in this location such planting would not be visually beneficial.

Materials are as recommended in the Guidance Note, dark green “farmscape” roof, and boarding

INVOLVEMENT OF COMMUNITY MEMBERS

There are no dwellings other than Parkside Cottage adjoining the site, and so no pre-application consultations have been carried out.

DESIGN OF THE SCHEME

Use

Is this justified in terms of:

Site and surroundings – An agricultural building is an appropriate form of development in the countryside, and as such would not appear out of place. The siting has been influenced by a number of factors. These include the occasional flooding of the lower ground, making it unsuitable for housing small birds, the presence of a culvert crossing the land, and the need to protect the birds from theft. Siting the building away from the road, and close to the existing dwelling will provide security and reduce its visual impact. The siting also enables the building to be cut into the slope, thus further reducing its visual impact.

Land use – this is an agricultural building in the countryside, appropriate development in such an area.

Amount

is there justification for:

How much development is proposed - the building is designed to accommodate 3,300 free range poultry.

Layout

Accessibility and travel distance –the existing farm gate access will be used.

Gradients and topography – the siting will make use of the topography, allowing the building to be cut 1m into the slope of the land, reducing its relative height when viewed from the west and north and helping it to sit in the landscape when viewed from other directions.

Crime prevention measures – the building is close to the existing house, providing a reasonable level of security.

Scale

Are the following justified:

The size of the building in relation to its surroundings is appropriate in countryside and relates directly to the use. It is the size needed for 3,300 free range poultry, and the height required for a poultry building so that it can achieve adequate air circulation and so prevent disease, and to allow access for a farm tractor (2.2m to the eaves, 3.2m to the ridge).

Size of entrances / facades in relation to human scale – The doors are the functional size necessary to allow for access for a tractor.

Landscaping

Landscape principles and details – A high hedge on the southern field boundary and Parkside Cottage will screen the building from the south. The applicant has recently rebuilt a dry stone wall, 0.9 to 1.2m high, adjoining Sheffield Road. This will be reinforced by a hedge interspersed with trees. In addition two copses will be planted, one directly to the north of the new building and a second adjacent to the widened entrance to the field. A detailed landscaping scheme of native trees and hedging forms part of the application. The planting will provide screening for the building when viewed from Sheffield Road and the public footpath, and will help the building sit comfortably in the landscape.

Appearance

With respect to the architecture /style, design / detail this is a standard, simple, functional design for a poultry building. As such it will not look out of place in the rural setting. Solar panels will be included on the roof facing westwards, to provide 12volt power for the equipment used in the building. As they are dark grey in colour they will be as unobtrusive as the polycarbonate sheeting used to provide natural lighting.

Materials / colours/ textures – normal materials for such a farm building will be used. The building will be set on a concrete base. The walls will consist of a 0.45m natural stone wall at the base, with green coloured tantalised boarding above. The roof will comprise dark green "farmscape" sheeting with occasional clear panels to allow light into the building. Farmscape colours are specifically produced to sit comfortably in the countryside. The clear panels will all be positioned in the roof slope facing west to minimise their visual impact.

Access

Sight line requirements for an access onto a main road, with a 70 mph speed limit, is 2.4 x 295m. This can be achieved in a northerly direction from the existing field gate access, and a distance of 175m to the south. However, the latter far exceeds that available from the alternative access to the south. In addition, when the speed limit is reduced to 50mph, the full distances will be achieved. At the suggestion of the Council's Highways Officer a tarmac surfaced area pulling in has been provided at the entrance from Sheffield Road, to avoid the need for vehicles entering and leaving the site to wait on the main road.