PROPOSED AGRICULTURAL BUILDING and RAINWATER TANK at LAND off BARNSLEY ROAD, BARUGH GREEN, BARNSLEY (OS Grid Ref: SE 31286 08860)

STATEMENT IN SUPPORT of APPLICATION

EXISTING SITE

The site is located approximately 4.2 kilometers to the north east of Barnsley Town Centre (OS Grid Ref: SE 31286 08860)and comprises a well-established agricultural small holding registered both as a County Parish Holding (No. 47-607-0450) and with the Department for Environment, Food and Rural Affairs.

The site is bounded to the east by the A637 Barnsley Road; by Cawthorne Dike watercourse to the north and by agricultural land to the west and south. Three dwellings overlooking the southern boundary are located 170 metres from the site of the proposal which are well screened by mature hedges. The view towards these properties is shown on Photograph No. 1 below



Photograph No.1 View towards nearest houses

The land rises from north to south and is occupied by a number of agricultural buildings with access through an existing gated entrance off Barnsley Road; this access leads onto an partially metalled track within the site boundary.

The smallholding is owned, occupied and run by the applicant and is used for agricultural purposes including arable and livestock farming, general agricultural operations and limited personal equestrian use.

The site is 6.1 Hectares in area and is designated Green Belt in the current Barnsley Urban Development Plan, published December 2000. The strip of land adjacent to Cawthorne Dyke is wash lands defined as Flood Zone 3 on the current edition of the Environment Agency Flood maps.

PROPOSAL

The applicant has recently erected a new agricultural building on the site (Application No. 2014/0715 approved 13th August 2014) and wishes to further develop his existing agricultural operations of cattle rearing and extend his capacity. The introduction of this new building has exceeded the applicants' expectations in improving and rationalizing his operations and so further capacity is now needed to improve the viability of the smallholding.

It is anticipated that an additional 20 beef cattle will be housed on the site over and above the existing 30 animals reared on site. There will be no increase in the number of pigs on site, which are housed in the existing farm buildings.

It is proposed to construct a second proprietary manufacture agricultural building for the housing of the additional beef cattle, the storage of hay and straw and the garaging of agricultural machinery. The 22.960 metres long x 15.240 metres wide building will be constructed adjacent to existing farm buildings and at 5.875 metres high will be a similar height to the recently built unit, resulting in negligible impact on the surrounding environment. The site of the proposed building is shown in Photograph 2 below



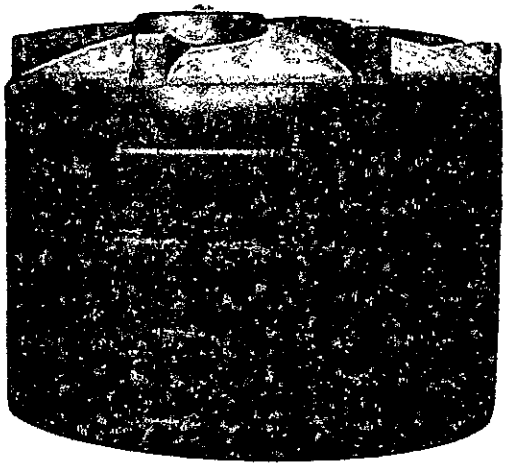
Photograph No.2 Site of New building

RAINWATER COLLECTION TANK.

This will be an above ground unit fed by the rainwater gutter from the building roof, in the location shown on the attached plans. It will be a proprietary manufacture UV stabilised Medium Density Polyethylene (MDPE) unit of 8500 litres capacity, 2.600 metres in diameter and 2.030 metres high.

The provision of this tank will allow rainwater to be collected and used to water livestock, making the business more environmentally sustainable and less dependent on treated mains supplied water.

Photograph 3 below shows the type of tank to be installed.



Photograph 3 - Proposed Water Tank

FLOODING OF SITE

The location of the proposed development is not susceptible to flooding during normal rainfall events, as are not the existing buildings on site. An indication is shown on the attached plan of the extent of flooding which occurred on the lower part of the site adjacent to the river during the unprecedented rainfall events in summer, 2007. During this event and the extreme but excessive rainfall events experienced during summer 2010, no water encroached onto the site of the proposed building.

PARKING and ACCESS

The development will utilise the existing access off A637 Barnsley Road and there is adequate turning space existing within the site to ensure safe egress of vehicles onto the public highway. There will be negligible additional site traffic generated by these proposals. This will amount to one further movement per month by the applicants 1 tonne pickup hauling a 4 metre long trailer.

GENERAL

The applicant is trying to establish and enhance his agricultural activities to become as self-sustaining and environmentally responsible as possible, and to make the business economically viable and sustainable in the long term. This will enhance the survival of his shop business located in the centre of Darton in providing fresh produce for the shop, and maintaining permanent employment for 6 people.

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. This should be by supporting economic growth in rural areas and promoting the development and diversification of agricultural and other land-based rural businesses.

As the land use is currently agricultural usage, 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

Signed... [redacted] ..... (Mr John Whyke) Date..... 09/04/2015 .....