

DESIGN AND ACCESS/SUPPORTING STATEMENT

location	Land Adjacent Bower Hill Road, Oxspring, Sheffield.
application	Retrospective Application For Erection of Agricultural Building & Access Track
client/applicant	Mr Jake & Oliver Marshall
job number	21/636
date	April 2021 Rev C 3 rd July 2021

ARCHITECTURE | PLANNING | DESIGN

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INTRODUCTION

This design and access/supporting statement has been prepared to support the full (partly retrospective) planning application for an agricultural building and access track on Land Adjacent Bower Hill Road, Oxspring, Sheffield. All as identified on the OS Location Plan.

Accompanying the application are plans of the proposed building, proposed elevations and an ordnance survey location plan indicating the site location and proposed block plan indicating the extent of development.

Mr Jake & Oliver Marshall operate their beef agricultural business under the name Marshall Brothers. This should not be confused with their other businesses (Construction business and architectural salvage). The farm also has a separate, new but rapidly developing agricultural business of egg production with circa 400 egg laying hens kept at this application site. The free range egg business goes under the name of Brother Chucker Egg Co.

The farm business has a CPH (county parish holding) number of 47/735/0231.

Cattle herd number - 421/510

Sheep Flock Number - 421510

Poultry reference number - U1347546 (registered with DEFRA to keep over 50 birds)

This application follows on from a previous and recent [planning application 2020/1033](#) for the same applicant on the same land (*Installation of access road and erection of building to store farm machinery and stone (Part Retrospective)*).

Prior to submitting this above referenced application the applicants were given terrible planning advice (from others) that they could relocate their architectural salvage goods onto this land following the expiration of a lease on their previous commercial site. The timescales associated with lease termination and architectural salvage stock held led to many items being sold off below market value and circa 55% of the stock being relocated onto this application site, including machinery and equipment associated with the architectural reclamation business. This has since been totally cleared from the land, it's important to note the small pile of stone left on site is for dry stone walling on the land.

In agricultural terms Mr Jake and Oliver Marshall (brothers) are very young farmers at 29 & 31 years of age respectively. Having previously rented parcels of land to keep cattle they have brought their destiny into their own hands and now secured the future of their agricultural business with the outright purchase of this agricultural land (application site) amounting to just over 5 acres.

Marshall Bros were ill advised that given the timescales associated with planning they would be ok to erect the building and form the access track prior to achieving planning consent and that full planning would not be required. One can only assume their previous advisor was referring to a prior notification despite there being other dwellings both to the east (circa 175m away) and to the west (circa 230m meters away). Significantly the property to the East is also an operational farm.

Marshall Bros now have their 11 British Blues cattle on site penned in within the partly completed agricultural building.

British Blue cattle have;

- A large long bodied beef animal, well-proportioned with fine bones and strong legs
- Coat-colour can be black, white, blue, red or any combination of colours that are acceptable to the Council
- Gestation length is generally slightly lower than the bovine average
- Food conversion is 13% better than other continental breeds, which is backed up by over 40 years of Feed Efficiency Data
- Very high boning out percentage: Up to 85% with an excellent yield of top quality/price cuts
- The meat is very lean and has, potentially a much lower fat content

http://www.britishbluecattle.org/the_breed/index.html

In addition to the primary beef aspect of the agricultural business Marshall Brothers have taken opportunity to create another agricultural business following on from the closure of a local organic egg farm. They have added a flock of hens specifically to produce eggs. The current number of 400 warrens have been introduced to the rear of the site where a current paddock is being used. Mobile shelters provide the housing for these birds overnight which will be frequently moved to rotate the pasture.

Eggs are sold at the farm gate, collected from site and delivered out to regular weekly repeat customers. They plans to increase on the current 400 number of egg laying hens to keep up with demand.

Marshall Brothers intend to breed their own light sussex hens and offer for sale full packages to smaller householder hen keepers including the full set up required. Initial enquiries have been made regarding registering with the BFREPA (British Free Range Egg Producers Association).

The farm also has 19 lambs, Cade lambs that will be brought on and finished on site before going to market.

The primary business beef model is to continue their previous arrangement where they purchased young calves and reared them grazing on rented land. Previously having no appropriate housing meant they could not finish the stock and had to sell them on as store cattle to be finished by others. This proposal enables the farm business to become more profitable and more environmentally friendly with significantly less movements of livestock.

Marshall Brothers now intend to still purchase young calves, graze them on the rented land and then finish them themselves in the proposed building. This will be done to achieve the optimum price for the cattle at a finished stage as opposed to selling them on at a lower profit level for others to finish. The cattle will be finished on a mixture of silage and brewery waste grain, this free product is ideal for penned stock as a highly digestible protein and energy source and freely available all year round.

The housed cattle, at the application site, will be let out from time to time to muck out and re-bed the barn. Store cattle will predominantly be housed and finished within prior to being taken to market or sold direct to local butchers. Whilst stores are being finished, younger stock will be grazed

on the rented land ready to be brought in to finish replacing the previously finished stock forming a continuous cycle to further enhance the profitability of the business.

Marshall Bros plan to buy some pedigree stock and carefully, using selected bloodlines, breed and develop their own stock to become even more profitable and less reliant upon others and fluctuating market prices. This again will result in less vehicle movements and will ensure the business is not dictated by market prices for buying young stock. This is a future plan to further enable the growth and development of the rural business, for the time being they plan to adopt and maintain the finishing of cattle.

The land will be used for haymaking (every other year) with the resultant bedding (straw/muck being spread directly on the land during the winter months. The grassland part of the holding should be capable of producing circa 20-25 large round bales every other year to supplement the winter feed, cattle will graze the perimeter and stubble following haymaking whilst the bales are stacked adjacent to the barn and the barn mucked out.

Manure will be stored adjacent to the yard/building to for efficiency and to eliminate/reduce the pollution and smell impact on the nearest residential properties.

Defra standards require field heaps must not be;

- within 10m of surface water (including ditches) or of a land drain,
- within 50m of a spring, well or borehole,
- on land likely to become waterlogged

Piles must also;

- move any field heap at least every twelve months,
- leave a 2 year gap before returning to the same site, and
- keep a record of the sites used for field heaps, and the dates of use.

This site is more than large enough to easily and practically comply with the above and ensure no pollution or insect nuisance is caused to the nearest dwelling(s). The muck may also be transported to the other rented land at nearby Upper Denby and/or Thurgoland for spreading in addition to this site. If the Barnsley pollution and noise control team wish to discuss or have specific concerns, then we politely request for these to be raised at an early stage.

The existing agricultural building is agricultural in style, design and materials, common with many other local modern agricultural buildings in the locality and surrounding villages of what is predominantly a farming area.

The building has another 15' bay yet to be erected, following a positive planning outcome this will be erected and as the plans indicate will have hinged feed barriers to two sides to retain the cattle and ensure safe and easy feeding and appropriate control of feed. These feed barriers will be hinged to provide ease of use and access for mucking out.

The holding at this application site extends to 5 acres. Marshall Brothers also rents a further 6 acres at Upper Denby and Thurgoland. Please refer to appendix A for the map of this other rented agricultural land. Further details can be provided on the rented land if required.

This other rented land is used predominantly for summer grazing with store cattle sold on in autumn with the land unused over winter to ensure it is fit for purpose at turning out time (April-May).

Significantly the other rented parcels has no agricultural buildings. This limits the long term/all year round agricultural use. This application proposes to give the farm business more certainty, profitability and more long term control over the farm business. It makes perfect sense to have an appropriate agricultural building on land within their ownership with a continuous cycle of cattle which is not reliant upon rented land. As it stands the business is hindered with no growth potential and the future in the hands of others who own the rented land. The 3.5 acres at the farm base is insufficient to solely graze cattle on without other supplementary land or a building capable of finishing cattle within. If notice was given on the rented land it could have catastrophic implications for their agricultural business.

Marshall brothers wish to continue to grow the farm business and now, owning a farm base, are in a good position to move forward with more certainty.

The size of the building is commensurate with the farm's livestock levels of 11 British Blue store cattle for finishing. The building is currently divided with a pen for the farms cade lambs currently being brought on before being turned out for finishing. The young stock of british blues housed within the barn will rapidly grow and require additional space in line with legal requirements and animal welfare guidelines.

Welfare requirements require; *All cattle housing must provide sufficient comfortable, clean and dry lying space on a solid base.* The space standards overleaf come from the Soil Association.

From the AHBD (Agriculture and Horticulture Development Board)

Breeding and fattening cattle

Liveweight (kg)	Lying area or indoor area (m ² / head)*	Additional space required (m ² / head)**	Total m ² per head
Up to 100kg	1.5	1.1	2.6
Up to 200kg	2.5	1.1	4.4
Up to 300kg	4.0	3.0	7.0
350 – 500kg	5.0	3.7	8.7
Above 500kg	1m ² / 100kg	0.75m ² / 100kg	1.75m ² / 100kg
* This is the minimum lying area (under cover and bedded) for loose houses or the total indoor area for cubicle housing. Cattle with horns should have additional space available.			
** This additional area can be indoors or outdoors.			

Stores will be brought in at circa 250-300kg and fed to a kill out weight of circa 700kg live weight. Therefore circa 12.25m² is required per head. The proposed building area of 200m² will therefore accommodate 10-15 cattle.

An appropriate livestock building is of paramount importance to the function of the agricultural business and to comply with basic animal welfare requirements.

The Welfare of Farmed Animals (England) Regulations 2007 (as amended), was made under the Animal Welfare Act.

The welfare of all farm animals is protected by the Animal Welfare Act 2006 which makes it an offence to cause unnecessary suffering to any animal. The Act also contains a duty of care to animals - anyone responsible for an animal must take reasonable steps to make sure the animal's welfare needs are met.

The proposed building size has been arrived at based upon the history of the business, this allows for a slight increase in previously held stock levels. Any future expansion would naturally be subject to a subsequent planning application, but Marshall Brothers wish to purchase, or secure a long term lease agreement, of additional land before potentially expanding further as this makes good business sense.

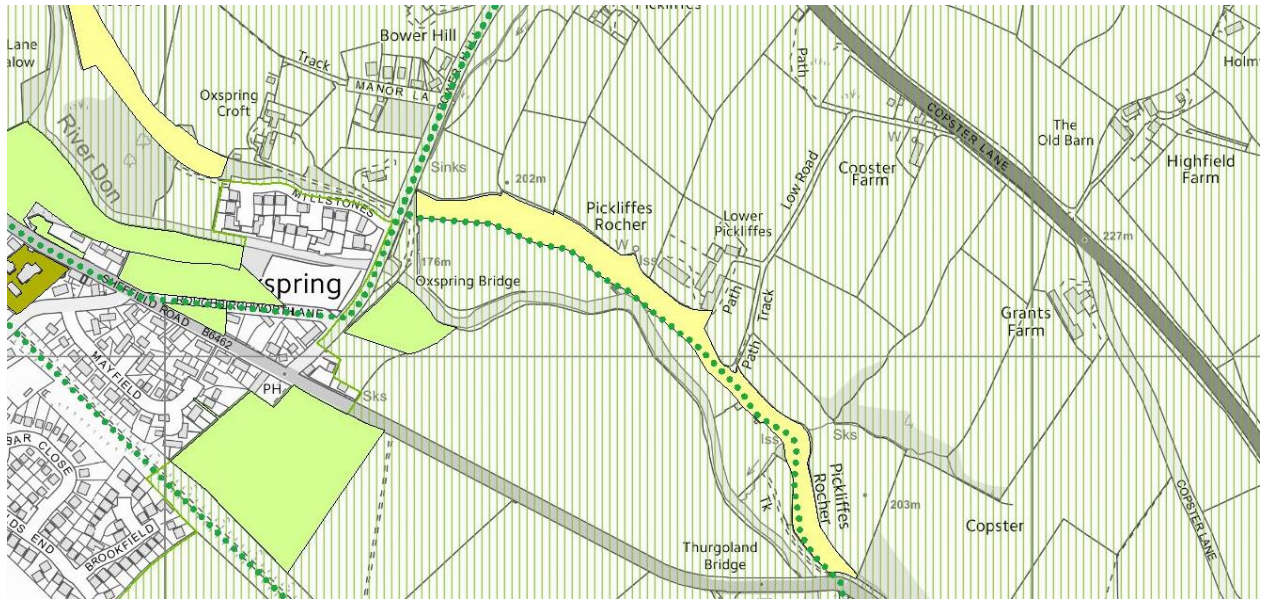
Large round silage bales will be bought in. It's more cost effective for the business to purchase these given the business does not own their own crop making machinery, producing their own silage would also reduce the land available for grazing. Marshall Brothers do have a number of agricultural machines, sufficient to operate as they currently plan. The large bales, currently on site are handled with the loader, IBC tanks are brought to site, on a trailer, with brewery waste which is also fed to the housed cattle.

Whilst the building is open plan internally, with pens, it is not complete. The building requires a concrete floor slab, along with the erection of the additional portal bay. It is intended the slab will incorporate sleeves to enable pens to be easily formed within to segregate sick stock and for handling purposes.

We contend the existing/proposed building is subservient in relation to the application site size without even considering the additional rented land run by the business. It's proportionate to the head of stock as evidenced with agricultural policy and legislation.

PLANNING POLICY

The site is allocated as greenbelt on the approved Barnsley local plan.



The NPPF (National Planning Policy Framework) states “145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(a) buildings for agriculture and forestry;” The building is for agricultural purposes.

Barnsley’s adopted local section 18 (Green Belt and Safeguarded Land summarises;

Adopted Local Plan

18 . Green Belt and Safeguarded Land

The Challenge

Protecting the Green Belt and planning positively to enhance the beneficial use of Green Belt and protect the quality of the environment

Policy Solutions

Protecting the Green Belt from inappropriate development

Releasing Green Belt for development in a manner which secures the continued function and protection of the remaining Green Belt

Identification of Safeguarded Land informed by Green Belt review

Plan planning policy GB1 mirrors the NPPF and states;

18.2 The NPPF states at paragraph 89 that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: Buildings for agriculture and forestry

18.4 *In accordance with the NPPF and as set out in GB1, we will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy. As set out in paragraph 88 of the NPPF very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations*

We respectfully ask the case officer to judge this application on its merits and justification as an agricultural building and not be impacted on by previous poor advice given to the applicants.

The building is genuinely required for the purposes of agriculture. We contend, given its location, that there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason given the space separation and agricultural setting.

The proposed building, we contend, is of a standard design and materials appropriate to its green belt setting and for its intended purpose as an agricultural building.

The world's farming population is growing older. As young people increasingly chose *city life*, who is going to grow our food? ² The average British farmer is over 60 ³

Mr Jake and Oliver Marshall are 27 & 31 years old respectively, they have grown this business and invested heavily to ensure a safe future and to enable further expansion and growth. The ownership of the farm base at Bower Hill now provides an opportunity to create a real springboard for their rural business to further develop and grow naturally.

The farm business has no other buildings which naturally prevent the proposed building being sited in close association with any other agricultural buildings. However appropriate steps have been taken to ensure the agricultural building does not form harsh skyline development and is not remote in the sense of other nearby buildings and indeed other modern agricultural buildings within the historical farming community of Oxspring. The backdrop of a mature woodland shrouds the North Eastern part of the site where the building is located.

By far the biggest land use in the green belt is agriculture, like any other business agricultural enterprises will occasionally require new/additional buildings. The construction of buildings for agriculture and forestry is not inappropriate in the green belt, as referenced in the NPPF. New buildings to support such business, we contend should be supported. The location is not isolated and we feel clear demonstrable operational reasons have been presented for the location, design and required agricultural use of the building. This ensures no detrimental effect on the landscape.

We'd like to think the planning authority agree that the business and evident livestock holding of the Marshall Brothers business clearly indicates the genuine requirement for the agricultural building and access track.

The access track has been formed in road planings which, with their natural dull/dark colour provide an appropriate appearance. This track ensures ground water can percolate through and ensures no mud is deposited on the adjacent highway following vehicle movements to and from site. This form of surfacing for agricultural tracks is prevalent within the locality and a common appropriate method of providing suitable agricultural access to ensure safe and easy access all year round. Indeed we

understand Barnsley highways have utilised this application site for the storage of road plantings resulting from local roadwork schemes.

The proposed materials have been carefully considered to try and ensure minimal impact to the greenbelt setting and visual amenity. The backdrop of mature trees has been utilised to assist in providing a natural and effective setting.

The roadside access point has not been altered as part of this application. Given the specific road layout with the slip road off Bower Hill Road access for large agricultural slow moving vehicles is safe. The slip road junction with Bower Hill Road provides adequate visibility splays in both directions. In any case this proposal, to erect an agricultural building, will ensure in fewer vehicle movements to and from site therefore providing a positive impact on highway safety.

This proposed use is no different to the previous and historical land use as agricultural, the proposal has no negative impact on the nearby listed bridge structure and certainly does not impact on the structural integrity of the listed bridge.

The reduction in vehicle movement to and from the site, referred to above, is based upon the acreage of the site and regular required vehicle movements to transport grazing cattle to and from the site. With no building on site and simply grazing land we estimate circa 10 head of young cattle would graze the site down and need to be moved on and off every 3 weeks. Each movement would result in 3 vehicle loads based (upon 4 cattle in each cattle trailer load). Conversely with a livestock building these movements would be reduced to around 4-6 cattle movements each year. Daily trips, to check on livestock and collect eggs, are already made twice daily to the site. These daily movements are carried out in domestic vehicles as opposed to the larger vehicles/trailers associated with livestock movements.

The south western area of the field is traditionally a wetter area, given the location of the River Don running alongside the land. Tree and hedgerow planting has already commenced on site to assist with drainage and reduce flooding potential. It is important that this part of the site is not used for vehicle movements hence the location of the access track to the opposing North East part of the land alongside and under tree canopy cover.

We contend the continuation of the site for agricultural use and the proposed agricultural building and access track does not negatively impact on the setting of the Grade II listed Oxspring Bridge. The access track and proposed building has significant space separation to the bridge and, as covered above, this proposal significantly reduces the number and, more importantly, weight/size of vehicles coming and going from the site. This proposal ensures the land remains in its most productive agricultural use and safeguards the future, not only of the rural business but also this greenbelt setting.

Agricultural stock fencing has been carried out on site to prevent the surge of dogs freely accessing the site off the adjacent PROW (Public right of way). Covid-19 and lockdown period has resulted in a sharp increase in users of the PROW, Marshall Brothers, like many other livestock farmers, have taken appropriate steps to ensure they safeguard their livestock.

A pile of dry stone walling stone, footing stones, remains on site. It is intended this will be used for dry stone walling on this application site.

The timber yorkshire boarding provides a natural finish to the building, the open ends ensures adequate natural ventilation to the housed livestock with grey profiled roof sheeting being similar to the many other existing agricultural buildings in the rural Oxspring village. This ensures the proposed building will blend in with the landscape.

This application is not a prior notification as the development is partially complete (retrospective application) and the proposed use of the building will predominantly be a livestock building (within 400m of other protected buildings).

The building has been designed so access can easily be made to and into the building, for both livestock purposes and mucking out. This good design ensures the building size is kept to a minimum. The yard and access track enables all vehicles, including large agricultural machinery can easily access the site, turn within and also exit the site in forward gear.

POLLUTION AND NOISE CONTROL

The use of the land is not subject to change as a result of this application. The land has a long history of being used for agricultural purposes.

Pollution and noise control has been taken into account with regards to this proposal. As mentioned previously other residential properties are a significant distance from the proposed livestock building, we feel this is more than adequate and will not cause any detriment.

The building will be mucked out following finishing prior to new younger calves being brought in. The resultant muck put on a muck pile for reuse when rotted down.

Guidance and regulations revolving around muck piles have been covered previously within this document.

FLOODING

The site lies alongside the River Don, given no change of use of the land and the fact the building is open we contend this proposal, and works carried out to date, do not present any flood issues.

The previously prepared flood risk assessment from the recent application accompanies this application. Given the same building location and distance to the River Don we contend this report, accepted on the previous application is also adequate for this application.

CONCLUSION

In support of this application we add: -

- The subject of this full planning application is for the construction of an agricultural building principally for livestock purposes.
- The area of the proposed agricultural building is 200 square metres.
- The application site is sited on land that has a long history of agricultural use and now forms an important base of the a rural farm business (Mr Jake & Oliver Marshall T/A Marshall Brothers).
- This land forms part of an agricultural business with a registered Farm Holding (CPH No 47/735/0231).
- This location of the building is considered the most appropriate location, the access track provides a safe access to and from the building, and ensuring mud/muck is not deposited on the adopted highway. The location of the access track is sited alongside the North Eastern edge of the land with the backdrop of rising land levels and mature trees beyond.
- The site features of mature trees and the existing site levels (topography) has also been considered when determining the most appropriate location. This proposal does not constitute harsh skyline development.
- The location of the proposed building is significant in relation to security, vandalism and arson. Many other local South Yorkshire farms have very recently suffered a spate of theft/vandalism along with the on-site killing and subsequent theft of livestock. This location, we feel, provides a secure location whilst being fit for purpose and ensuring minimal impact on the location.
- The parcel of land which the application relates to is just over of 2 hectares.
- Other rented land used by the applicants is not within their long term control, this provides no certainty for the future of this rural business.
- An agricultural building, on land within the applicant's ownership, is essential to safeguard the future of their business. A building is required to ensure the appropriate welfare facilities associated with cattle. It is wholly reasonable to require the construction of a suitable farm building to facilitate the functioning of the farm business.
- It will be noted that a key characteristic of this immediate vicinity is the predominance of agricultural buildings throughout the landscape. The sporadic development of older farm buildings and farmsteads can be seen around the very immediate locality and, therefore,

this proposal will not be out of character or keeping with the surrounding area and the character and appearance of the countryside.

- The appearance of the proposed building has been designed to be in keeping with other nearby modern agricultural buildings with a form and scale appropriate for the use and land holding.

The design of this proposed agricultural building is based upon the requirement of the applicant's business. It will assist in enabling the business to flourish and develop.

We consider the proposed materials and colours are suited to the setting to ensure minimal impact but are willing to discuss this further with the potential for additional planting/screening if deemed appropriate/necessary by Local Authority planning department.

The openness of the greenbelt and visual amenity has been heavily considered in determining what we consider to be the most appropriate location for the building taking into account its primary function, we are however open to discussions with Local Authority Planning Officers with regards to any suggested conditions of planting.

We respectfully ask for this application to be considered on its own merits and that the planning case officer doesn't let the recent history of the site cloud their judgement in determining this application. Naturally should concerns arise in future regarding any possible inappropriate/unauthorised use of the land/building these can be addressed with appropriate formal enforcement action.

Naturally should the Local Authority Planning Department require any further information please contact Paul Matthews Architectural. We respectfully ask for contact from the case officer prior to the formal determination of this application.

APPENDIX A

LAND MAPS



3 acres at Upper Denby



3 acres at Lowerbank Thurgoland

APPENDIX B

SITE PHOTOS

