

DESIGN & ACCESS STATEMENT

location	South View Farm, New Row Lane, Ingbirchworth, S36 7GG
application	Proposed Agricultural Workers Dwelling
client/applicant	Mr M Beever & Miss C Barnard
job number	20/346
date	August 2020

Ltd

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INTRODUCTION

This statement is intended to be read in conjunction with the submitted plans and the Planning Statement.

The application results from the continued growth and development of the agricultural business and the requirement for the applicants son, also a farm employee, to join him in living closer to the farm in order to enable the business to continue to operate at its current level, and progress further.

It is important to note a similar application was made to the local authority back in March 2019. This was refused as covered in the planning statement. This application is also for the same proposal but additional information accompanies this application to demonstrate the genuine need for an agricultural workers dwelling and justify the proposals in relation to planning policy. The proposed dwelling differs from the previous 2019 planning application.

USE AND AMOUNT

The use of the site is proposed to be residential, dedicated to Mr Beever and his long term partner Miss Celine Barnard.

The amount of accommodation that is required for Mr Beever and his partner has been arrived at as indicated on the accompanying plans, a modest two bed bungalow.

It is important to provide a dwelling that will both attract an agricultural worker and then retain them in employment in the long term, temporary, poor living accommodation does not achieve this.

Additionally, as the dwelling is for an agricultural worker, a small farm office is included in the internal layout. Celine carries out the bulk of the farm paperwork such as registrations, reporting movements, medicine recording, invoicing and general business paperwork.

LAYOUT

The proposed dwelling is single storey and compact. It is positioned directly adjacent to the agricultural buildings on site, effectively screened by the dense hedging to two sides. This location ensures minimal visual impact on the openness of the Green Belt whilst providing an appropriate location to ensure quick and easy, regular access to the livestock buildings, a prerequisite when calving to ensure minimal losses.

The internal layout has been designed to accommodate the day to day requirements of an agricultural worker (Mr Beever and his partner). Pedestrian access to the dwelling is provided principally via the "front door" this gives direct access to the bathroom and farm office. A design that has been arrived at to suit the general needs of an agricultural worker. The bathroom location has been arrived at to enable the removal of dirty clothing, boots, etc and to keep the remainder of the dwelling clean. The farm office also being located directly adjacent to the front door, this has been designed accordingly to ensure ease of operation of the agricultural business.

SCALE AND APPEARANCE

The proposed dwelling would be of a size commensurate with the means of an agricultural worker and his partner, being a simple 2-bedroom bungalow. The balance is maintained between providing an affordable dwelling and one which is of sufficient scale to support Mr Beever and his partner moving forwards with the genuine possibility of a family in the not too distant future.

The appearance has been arrived at following an assessment of the area. The immediate locality is obviously a farming community with other dwellings being located nearby, some older agricultural buildings have been converted to dwellings.

There are no less than 8 listed buildings within close proximity to the application site. Whilst these are not curtilage buildings it's accepted that any development in this locality potentially has an impact on these listed buildings. The design, materials, massing and location has therefore taken into account these buildings of historical significance. We contend the single storey proposal located in the corner of the farm yard, built using natural materials such as reclaimed natural stone and stone slate, will complement the setting and not be out of keeping. The inclusion of stone quoins, corbels, stone heads, cills, and jambs along with the green oak covered entrance area further illustrates a design that respects the nearby listed buildings. It should be noted this proposal has significant differences from the previous 2019 application where a larger, 4 bed, dormer property was proposed with an unusual roof form.

Taking into account the above along with the space separation we contend the design is appropriate but naturally we are more than happy to discuss this with the conservation officers at Barnsley planning department.

A small and closely confined domestic curtilage has been provided directly adjoining the proposed property. This ensures minimal impact on the greenbelt setting and prevents urban sprawl.

Part of the existing farm yard is included within the red lined application site to provide parking provision along with a dedicated bin store area. The parking area is sufficient to ensure all vehicles can enter and exit the site in forward gear and has no negative impact on the farm access for agricultural vehicles.

The appearance of the dwelling is simple with a gabled and pitched roof, the common roof form within the immediate locality.

Whilst there are many other two storey dwellings in the immediate locality, the location of the site in the Green Belt dictates that the dwellings should be of a low key appearance.

LANDSCAPING

The proposed dwelling is set on the edge of the farm yard, the applicant doesn't have time to tend to a formal garden therefore a very small/restricted domestic curtilage has been provided. This serves well to prevent the encroachment of domestic paraphernalia normally associated with a dwelling into the green belt/surrounding countryside.

ACCESS

The access to the property would be from the road, using the current farm yard access.

The farm yard has adequate space for parking and turning.

An electric vehicle charging point can be included as part of this development, fixed to the external wall on the North West elevation facing the farm yard.

The site has adequate space for the provision of a dedicated bin storage point. Bins can then be presented on collection day at the farm yard entrance. It's important to note that the serving road, New Row Lane is already served by refuse collection vehicles.

BIODIVERSITY, ECOLOGY & CONTAMINATED LAND

The proposed dwelling is located within the existing farm yard, land used for agricultural purposes for as long as the family can recall, the farm business is now entering its 4th generation. Given the use of the land for agricultural purposes we do not expect to encounter any contaminated land. We do however not oppose to a generic planning condition if in the unexpected event of contaminated land being discovered.

The previous 2019 application was accompanied by a preliminary ecological appraisal, dated 14th August.

The survey accompanies this application and should be considered acceptable as it is less than 12 months old.

In line with the conclusion a habitat box has been incorporated within the North East Gable of the property.

DRAINAGE & POLLUTION

The site and topography should enable a direct connection into the foul sewer within High Lane (dependent upon the depth of the sewer within the road). This will be investigated in further detail at Building Regulations stage, subject to planning consent.

The pollution aspect (smells, noise and flies) from the livestock and farm yard will not alter. This is part and parcel of a working farm with the benefit of living within close proximity far outweighing this minor inconvenience

HIGHWAYS

The proposal uses the existing site access, directly off New Row Lane.

Visibility splays are good in both directions with the two road curves to the North and South of the farmyard access serving as natural traffic calming measures. Whilst New Row Lane is subject to a 30mph restriction, its clear traffic drives at a significantly lesser speed due to the layout and width of the road.

This proposal will see a reduction in vehicle movements to and from the site with Mr Beever living on site therefore having significantly less visits to and from the site.

CONCLUSION

The agricultural need for the proposed dwelling has been set out in the accompanying planning statement and appendices. This need amounts to Very Special Circumstances to outweigh the harm to the Green Belt by definition, and the minimal other harm to the Green Belt. The proposed dwelling has been designed as a small bungalow in order to minimise visual impact, positioned close to the existing built form to reduce/eliminate the impact on the openness of greenbelt.

There is therefore nothing to “significantly and demonstrably” outweigh the benefits of the development. The Council is therefore requested to support this rural enterprise in its fourth generation and approve the application.

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.