

1.0 INTRODUCTION

- 1.1 Lady Royd Farm is a registered agricultural holding, which operates as a mixed livestock farm with a focus on horse breeding.
- 1.2 The site contains a range of stables, an arena and a steel framed agricultural storage building [Planning Application 2014/0379].
- 1.3 Application reference 2017/1725 was withdrawn so that concerns regarding the access could be addressed and to allow further justification for a full time presence on site could be prepared. This application seeks consent for the construction of a farmworkers cottage

2.0 PLANNING POLICY

- 2.1 The NPPF directs local planning authorities to regard residential development in the greenbelt as inappropriate unless special circumstances prevail.
- 2.2 Paragraph 89 of the NPPF document cites a number of exceptions including "buildings for agriculture and forestry".
- 2.3 Paragraph 55 also states that the promotion of sustainable development should avoid new isolated buildings in the countryside unless there are special circumstances such as:

the essential need of a rural worker to live permanently at or near their place of work in the countryside.
- 2.4 The site is sustainable due to the location of Silkstone Common Railway Station which provides a regular service to Huddersfield, Penistone and Barnsley where a full range of services and connections to the national transport network are available.

3.0 BUSINESS BACKGROUND

- 3.1 This agricultural enterprise has been established for more than three years and has been trading profitably throughout that time
- 3.2 The holding extends to 23 acres with further rented land farmed within the area. The core activity of the business is the breeding and training of horses for international competition. The holding also keeps a small suckler herd and

a flock of sheep to improve grazing management and so maintain fertility. All winter feed and concentrates are bought in.

- 3.3 The applicant has been breeding top class show jumpers for over six years. The breeding programme is based on two stallions and fifteen brood mares, which produce fifteen foals per year. The programme has reached a stage when early stock will be offered for sale, thereafter approximately twelve foals per year will go to auction. These animals will achieve values in a range of £10000 to £100000 depending on age and bloodline.
- 3.4 The business is the principle source of income for the applicant who employs a number of full time staff who work long hours during the breeding season.
- 3.5 The welfare of the breeding stock and their progeny is of paramount importance to the applicant. This and the commercial value of the stock (value £2400000 at any one time requires 24 hour surveillance throughout the year.

4.0 ACCESS STATEMENT

- 4.1 The existing site access off the Meadows Estate will be retained.

It is anticipated that the current level of agricultural vehicle movements will remain constant, however, traffic movements by staff will be dramatically reduced by the proposed on site presence. Staff currently visit the site several times a day during the breeding season.

- 4.2 Parking, manoeuvring and space for refuse vehicles will be available on site.
- 4.3 The proximity of Silkstone Common Station will ensure that future residents will benefit for the availability of public transport links to access a range of local services and connect to the wider transport network.

5.0 DESIGN STATEMENT

5.1 Context;

The site is situated in an open agricultural landscape on the edge of Silkstone Common. A private residential development shares a boundary with the site to the North. The North-East boundary is formed by the Penistone railway line, the margins of which are wooded. An open pastoral landscape extends to the West. This area has been formed by livestock farming and is extensively wooded. Villages and farm building groups populate and add human interest to an outstanding outlook.

5.2 Layout;

The proposed layout is derived from the location of the existing buildings and orientation

5.3 Amount;

The application seeks approval for a farmworkers dwelling

5.4 Scale;

The scale of the proposed dwelling is subservient to the existing buildings on site

5.5 Landscape;

Landscape treatments will include a mixed species boundary hedge and a consolidated gravel parking area

5.6 Appearance;

The appearance of the proposed dwelling is derived from local vernacular traditions. A palette of locally sourced natural materials will be assembled using traditional handicraft techniques.