
**TOWN & COUNTRY PLANNING
APPLICATION**

for

**PROPOSED FARMHOUSE AT
GRANGE FARM
GRANGE ROAD,
ROYSTON
BARNSELY**

For

Mr Paul Grayson

**DESIGN AND ACCESS STATEMENT &
AGRICULTURAL APPRAISAL
(March 2012)**

Prepared by

WHITE AGUS PARTNERSHIP

1 INTRODUCTION

This Statement is in support of a Full Town & Country Planning application for a detached dwelling at Grange Farm, Grange Road, Royston, Barnsley

The Statement includes an Agricultural Appraisal to include an objective evaluation of the agricultural business conducted on the farm.

2 EXECUTIVE SUMMARY

The farm extends to approximately 61 acres and is grassland shared by pigs, sheep and cattle for fattening and cereal production. There are several buildings on site for livestock and machinery

Photographs of the farm are included below:-



VIEW TO FARM BUILDINGS FROM ENTRANCE



VIEW TO FARM FROM THE SOUTH

Mr Grayson, the applicant, has been involved with farming from his early years having brought up on a pig farm.. From leaving school he studied for three years at Askham Bryan Agricultural College in General Agriculture and intensive pig farming. His father rented the holding from 1972 to 1992. Mr Grayson took control of the enterprise and continued to rent the farm until 1996 when he purchased the land and buildings.

Although the farm had existed for many years it was in a run down condition with many of the buildings falling into disrepair. From acquiring the farm Mr Grayson has expanded the operation, including rebuilding and construction of new agricultural units.

In November 2000 the farm buildings were seriously damaged in a fire caused by arsonists. This was reported in The Star Newspaper.



Subsequently, Town & Country Planning approval was granted to construct a new barns to revitalise the farm. The applicant has gradually increased the stock to a stage where it is has operated at a profit for over three years and is a viable business.

Further proposals are being developed for additional farm buildings in the near future.

Mr Grayson works full time on the farm seven days a week with assistance from his father who has retired from full time working.

Sheep and cattle are reared on the farm. These are bought in from market and reared to 16-18 months old and sold to Bramalls, wholesale butchers and Jamie Attwood, Butcher on Midland Road, Royston. These are longstanding arrangements.

Pigs are reared from sows with additional store pigs from Market.

Breeding sheep are kept and lambs purchased as necessary from a farm in Carlicotes.

The pigs and sheep are also sold as described for the cattle production.

In addition to the livestock, 45 acres are utilised for wheat production. This currently produces an average of 3.5tonnes per acre. The grain is sold direct to Thackers for feed wheat and the straw is used on the farm for bedding. Hay is also grown for animal feed.

It is planned to increase the farm with an additional 14 acres of grassland, initially on a rental basis with possible purchase in 2013.



EXAMPLES OF LIVESTOCK



EXAMPLES OF LIVESTOCK

The business is expected to grow as present demand is exceeding supply which is predominantly direct to longstanding customers.

In addition to the applicant, farm labour is provided by the applicant's father, a retired agricultural worker .

It is anticipated that general labour for the proposed dwelling will be provided by the present workforce with supplementary tradesmen as necessary.

The financial appraisals for the preceding 4 years are as follows:

2007-08 shows an operating profit of £11,766.

2008-09 shows an operating profit of £15,180

2009-10 shows an operating profit of £19,827

2010-11 shows an operating profit of £18,067

2011-12 shows an operating profit of £20,200

However the forecast for year 2012-2013 is that the operating profit will at least reach the 2011-12 levels.

3 BUSINESS OPPORTUNITY

In the time that the applicant has owned the farm he has established a viable agricultural operation supplying home fed beef, lamb and pork. as well as feed wheat, straw and hay.

While future profits cannot be guaranteed indications are that, based on past performance and the consumer desire for 'traceability', demand is predicted to rise.

There are no outstanding loans or debts on the farm or associated operations. The business is debt free.

4 OPERATIONS

Pig rearing revolves around farrowing sows producing piglets that remain with the dame for eight weeks after which they are weaned and 'fed-up'. At 22 weeks they are slaughtered (off site).

Currently the livestock includes:

- 16 breeding ewes due to lamb with twins between February and June.
 - 48 beef cattle
 - 34 lambs
 - 3 sows and litters
 - 42 porker pigs.
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5 MARKETING AND SALES STRATEGY

The farm will continue to supply, to the local market, beef, lamb and pork. With promotion of the farms produce to a larger customer base as necessary.

Indications are that over the next two years the livestock numbers will continue to increase. It is intended that to manage this increase an additional 60' x 40' animal housing barn will be required. Planning permission will be sought as required for this to be sited to the south of the existing main barn.

6 PERSONNEL

Farm labour is currently provided by the farmer (Applicant) who is supported by his father and on a part time basis.

The farmer's attendance is vital, particularly during farrowing and the lambing season. In addition to the care of the livestock the work on the farm includes the regular maintenance of walls, fences, buildings etc. and the cutting of hay and silage during the summer months

7 FINANCIAL FORECASTS

Table 1 below sets out the profit analysis for 2011

Sales and Profit

	No. Sold	Price Each	Total Sales
Pigs	63	£116	£ 7308
Lambs	32	£ 88	£ 2816
DEFRA (Annual)			£ 500
Beef Cattle	38	£860	£ 32,680
Wheat	137 tonnes	£156/tonne	£ 21,372
		Total Income	£64,676
		Less Costs	£44,476
		Net Profit	£ 20,200

Costs

	Cost
Land rental	£ 3700
Electricity	£ 450
Water	£ 950
Motor expenses	£ 2500
Vet	£ 1012
Insurance	£ 496
Rates and water	£ 918
Animal Feed & purchases	£ 34,418
Post & Stationery	£89
Protective clothing	£146
Repairs and renewals	£1892
Subscriptions etc	£125
Accountancy	£386
Legal & Prof. fees	£394
TOTAL	£44,476

Table 2 below sets out the projections for the next three years.

TABLES 2

Pigs

	No. Sows	No. Porkers (Allowing for Replacement)	Sale Value (Per Pig)	Sales
2012/13	3	63	£116	£7,308
2013/14	4	80	£116	£9,280
2014/15	4	80	£116	£9,280

Sheep

	No. Ewes	No. Lambs	Sale Value (Per Lamb)	Sales
2012/13	16	32	£80	£2,560
2013/14	18	36	£80	£2,880
2014/15	18	36	£80	£2,880

Beef Cattle

	No.	Sale Value (Each)	Sales
2012/13	45	£860	£38,700
2013/14	50	£860	£43,000
2014/15	52	£860	£44,720

Wheat

Each year to generate £21,000 in sales

SUMMARY

	Pigs	Sheep	Beef	Wheat	Sales Total	Yearly Costs	Profit
2011/12	£7,308	£2,560	£38,700	£21,000	£69,568	£45,000	£24,568
2012/13	£9,280	£2,880	£43,000	£21,000	£76,160	£48,500	£27,600
2013/14	£9,280	£2,880	£44,720	£21,000	£77,800	£54,000	£23,800

8 AGRICULTURAL APPRAISAL.

The Applicant took control of the farm from his father in 1996 having been involved with the farm since his childhood and following the completion of his studies at Askham Bryan Agricultural College.

The farm extends to approximately 61 acres and is almost entirely grassland shared by pigs, sheep and cattle for fattening as well as wheat production.

Over the last 18 years the livestock numbers have steadily increased as a result of good husbandry and sound planning of the business development.

In 2003 an old building was replaced with a new structure to house the livestock. Further buildings are planned to provide dry storage for hay, straw, feed etc.

Sales have steadily increased and customers are mainly local butchers and meat wholesale companies. Demand is constantly increasing.

To meet the growing demand and consolidate and expand the customer base it is proposed that stock numbers will increase.

Currently the livestock includes:

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- 16 breeding ewes due to lamb with twins between February and June.
 - 48 beef cattle
 - 34 lambs
 - 3 sows and litters
 - 42 porker pigs.

The sows each produce two litters of an average of 10 piglets per year resulting in 30 pigs for fattening per annum. Some being sold as weaners with others retained and subsequently sold direct to customers.

To ensure healthy stock a closed herd is preferable. These are created by retaining progeny as breeding sows to maintain a closed breeding cycle. In this way contamination of the herd is avoided by restricting the importation of 'foreign' livestock. Any disease found in pigs may lead to destruction of the entire herd. It has been reported that serious concerns have been raised regarding the risk of importing young pigs from the continent into domestic herds. Almost all pig diseases that have entered UK pig herds have originated abroad. The pig industry is emerging from a long period of recession and is investing considerable amounts of money into regional health schemes.

Currently the demand for English pork is growing and stock numbers will increase as necessary to meet the growing market.

Lamb prices have increased dramatically over the past year reaching £100-00 per lamb compared to 2-3 years ago.

OPTIONS FOR GROWTH

Beef sales have recently increased over the last two months and it is expected that the herd will increase gradually in the next few years.

The farm receives an annual European Union funding of around £500 under the 'Single Payment Scheme' This has been the case since 2001

Currently the workforce comprises the Applicant plus his father on a part time basis

A comparative 'standard' calculation for the labour requirements for the farm is set out using the 'John Nix' guidance

- The assessment of labour required to run an agricultural business can be determined from standard data provided in the 'Farm Management Pocketbook' by John Nix .
 - It is generally accepted that an agricultural worker annually provides 275 standard man days on the basis of an 8 hour day. The assessment of labour can be calculated from the type of farm and livestock reared on a standard man day basis.
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LIVESTOCK

Pigs

- Breeding rearing and feeding/sow
- 3 sows @ 2.8 hours/month average = 8.4hrs/month = **101 hrs/year**

Sheep

- Per ewe
- 16 ewes @ 4 hours/month average = 64hrs/month = **768 hrs/year**

Cattle

- Per head
- 48 steers and heifers @ 4hrs/month average = 80hrs/month = **2304 hrs/year**

TOTAL LABOUR REQUIREMENT 3173 HRS /YEAR = 396 MAN DAYS

Even at the present levels of livestock and operations there is a need for a constant presence on site and the expansion of the animal numbers will reinforce this requirement. In particular the pig herd and sows especially are particularly susceptible to disturbance. They may abort in an event such as a sudden noise therefore it is imperative that the Farmer is on hand to attend to this type of emergency. Similar conditions apply to the sheep flock as the ewes will require constant vigilance particularly at lambing time.

From a security aspect, aside from the risk of loss or disturbance to livestock, they may be in excess of £20,000 worth of machinery and equipment on site. History has shown that significant damage and disruption to the business can be caused by arson. There is also social behaviour issues arising from the nearby housing estate. The farm is a target for vandals and damage has included broken windows, theft of tools etc from a locked container, animals being shot with air guns, deliberate poisoning of the farm dog.

It is necessary to establish whether it is essential for the efficient and proper function of the farm for one or more workers to be available at most times. These circumstances may arise where, for example, workers are needed to be on hand day and night :

(i) should animals or equipment or processes require emergency or essential care at short notice:

(ii) to act quickly at short notice to deal with emergencies that may arise that may cause serious damage, loss of produce, livestock, crops etc by frost damage or failure of services or equipment.

As stated elsewhere, breeding sows are capable of having in excess of 2 litters per year producing over 20 piglets. Although they are generally robust animals, sows and their progeny require constant supervision as:

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- When mixed together pigs of any age can be aggressive and fighting may occur which must be dealt with swiftly
 - During farrowing difficulties may arise that affect the welfare of both sow and piglet. The piglets are very small in relation to the sow and hence are extremely vulnerable.
 - For the piglet the period of highest risk is between birth and becoming established on the sow's productive teat. During this time it may become severely chilled. For a new born pig, that has not had milk, the lower critical temperature is in the region of 34 degrees. Below this temperature it begins to lose energy. This may be reduced by the use of infra-red lamps if steps are taken to ensure that the piglet has a good drink at the teat before it seeks the comfort of the lamp.
 - If the sow is disturbed during parturition it may lead to her becoming active and the piglets can be crushed.
 - When farrowing for the first time gilts may savage their piglets, not realising what they are.
 - Newly weaned pigs are very susceptible to changes in temperature, diet and exposure to disease.

These matters require immediate attention if the health and welfare of the animals are not to be put at risk.

Similarly the flock of ewes require vigilance and attention especially during lambing when night-time checks are essential.

Safety and security are also important considerations. Theft and vandalism will be deterred by a constant presence on the farm. Also, should a fire or similar emergency arise immediate action can be taken to address the issue and animals released in the event of fire.

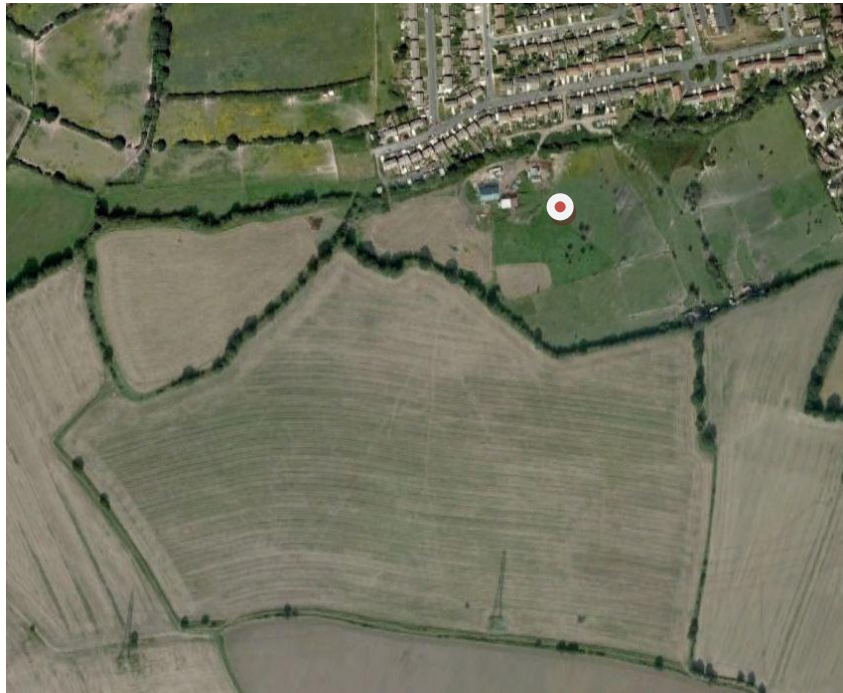
Such an event occurred in 2000 when a barn was burnt down resulting in a loss of livestock that had been housed in the unit.

9 FINANCIAL APPRAISAL.

Currently the farm profit is running at £20,200 for 2011-12. However in previous years the profit has been re-invested in the farm. This has included the erection of buildings, purchase of tractor and grass cutting implements and stock expansion. There are no outstanding loans on the farm and the holding is debt free

10 THE SITE

The application site is situated on the Southern side of Grange Road , Royston, Barnsley as identified on the plans submitted with the Full Town & Country Planning application. Further details of the land included within the farm are shown elsewhere.



To the north of the site is an established area of social housing. The access to the farm is between properties on the south side of Grange Road via a disused former garage site.

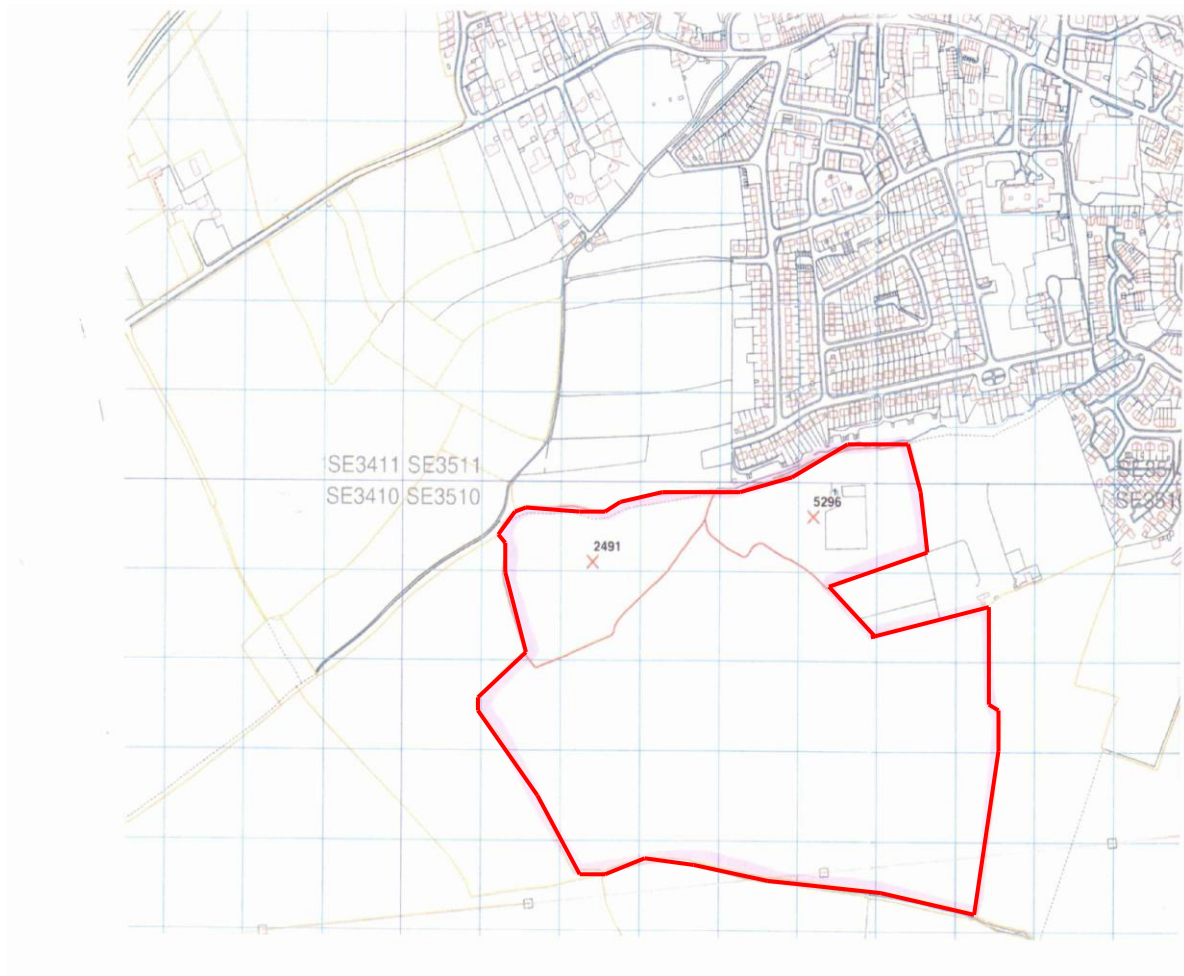


FARM ACCCESS FROM GRANGE ROAD

The site is zoned within a the Green Belt on the UDP.

Public transport is available a short distance from the site with frequent services into Barnsley.

The land included within the farm is shown on the plans below (not to scale)



The proposed farm house is to be sited close to the entrance and to the east of the existing farm buildings as shown on the submitted drawings. The building has been sited a suitable distance from the existing farm buildings that include housing for the animals, and dry store.

The farm buildings are to the west of the proposed dwelling. To the north, along Grange Road, are residential properties or traditional construction, examples of which are shown below. Due to the separation distance between the existing houses and the proposed farmhouse the pattern of existing development is irrelevant.



Existing Dwellings Adjacent the Site

11 THE PROPOSALS & DESIGN CONSIDERATIONS

As required by Annex A of Planning Policy Statement 7, applicants must demonstrate that their stated intentions to engage in farming or forestry are genuine, are reasonably likely to materialise, and are capable of being sustained for a reasonable period of time. They must also demonstrate that the needs of the intended enterprise require one or more of the people engaged in it to live nearby. To this end applications must be accompanied by detailed information

New Farming activities and temporary dwellings

If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:

(i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);

(ii) functional need (same as point 1 and 2 below)

(iii) clear evidence that the proposed enterprise has been planned on a sound financial basis; (projected income etc)

(iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned (same as point 4 below)

This is an established farm and as such has operated profitably as demonstrated in the details provided. The Applicant is more than a 'worker' he owns and operates the farm and has done so for many years. Having regard to the possibility of living in the vicinity of the site, for operational, security and animal welfare purposes the presence of the Farmer, on site is vital for the future prosperity of farm.

The properties in close proximity are predominantly from the social housing stock. Research on property web sites has shown that these properties rarely appear on the housing market and the applicant has no desire to join the housing queue or rent a dwelling.

There is no existing accommodation on the farm.

Existing Farms and permanent dwellings

1. Is a clearly established existing functional need? –

- *livestock numbers*
- *Area of land farmed. A plan should be submitted with the land which is used for agriculture marked on. This is required in order to clearly show the areas used for agricultural purposes and to clarify what acreage of land within the holding is used for what purposes*
- *any other operations involved on the farm (ploughing, silage etc)*
- *Working hours calculation (bearing in mind the livestock and other operations) – how many workers are required – full time?*
- *History of the holding – why do they need a worker on site now? What has changed?*
- *Have they erected new buildings recently?*

Details of livestock numbers are shown above together with details of the farm land.

Working hours calculations are also given above together with a brief site history.

As the stock numbers increase and the buildings improved or extended a permanent presence is required on the farm,

This will make a significant difference to the level of security provided to property and livestock as well as the Farmer being on site in the event of any animals requiring attention or becoming distressed.

New buildings are proposed in the near future to continue the forward progress of the farm.

2. The need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;

- *Where does the farmer live now?*
- *Why is this arrangement not suitable now?*
- *How long has he/she lived there for?*
- *Is this his/her main job?*
- *What qualifications does he hold?*

The Farmer has qualifications in General Agriculture and Intensive Pig Farming from Askam Bryan Agricultural College. However of more significance is his experience of working the farm profitably since 1992.

The Farmer, his wife and family currently live at 15 Broomcliffe Gardens, Shafton, a 4 bedroom detached house. The time to travel by car from his current home to the farm is 14 minutes as illustrated below

The farm is the Farmer's sole employment

In addition to avoiding unnecessary travelling it has become increasingly important for the Farmer to have a constant presence on the Farm. Should an incident occur, there is significant logistical issue as to how the farmer becomes aware that he is required. Also, in the total time taken to 'mobilise' and travel to the farm a serious incident could have occurred. i.e. fire, vandalism injury or death to livestock.



Route Planner

Printed routes

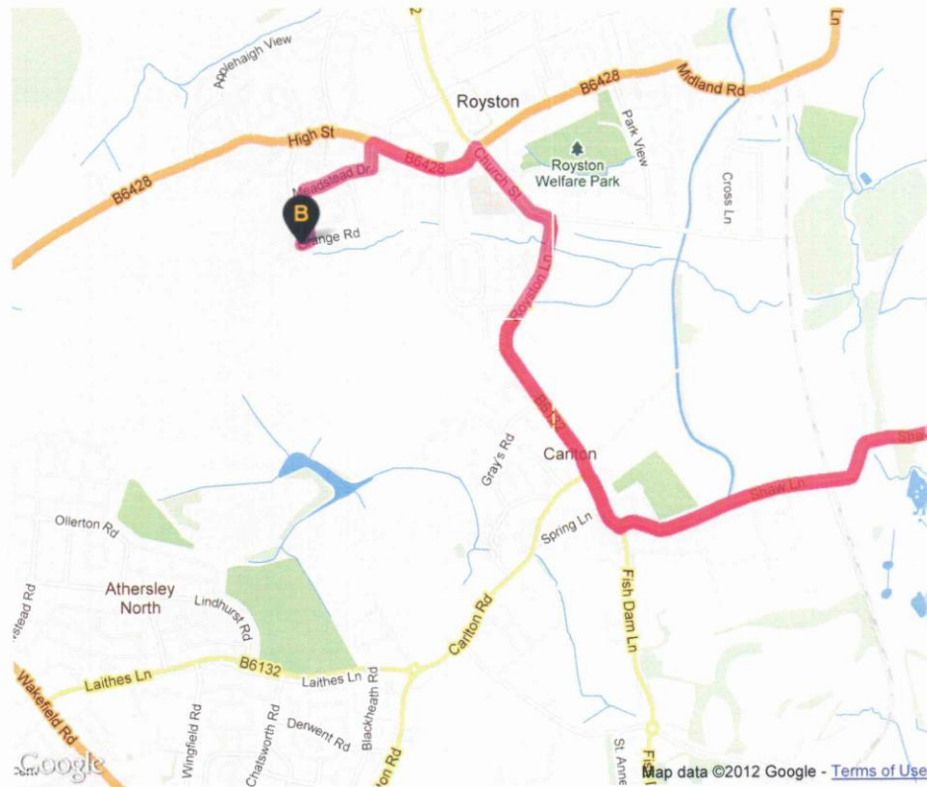
Your route has been adapted to speed up printing as well as minimise the use of ink and paper, while the large type makes the directions easy to read. Please re-use or recycle this route.

Can't see all of the route on your map?

Go back to the page, drag the map or make it smaller, then check print preview to ensure you can see both start and end points before you print.

Guard your Route against traffic

Call AA Roadwatch on 84322 and select option 3. Calls to AA Roadwatch cost up to 65p per minute at all times plus network extras.



From: Broomcliffe Gardens, Shafton

To: Grange Road, Royston

Distance: 4.2 miles ()

Time: 0 hr 14 min

0.00

3. The unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so

- They will need to provide full financial accounts for at least 3 years
- These will need to clearly show the profit made, and will need to show that this profit comes solely from agriculture. Any income created from non-agricultural activities should also be shown. This is required to show that the agricultural business is currently financially sound, and has a clear prospect of remaining so

[REDACTED]

[REDACTED]

[REDACTED]

- _____

4. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned;

- The properties in close proximity are predominantly from the social housing stock. Research on property web sites has shown that these properties rarely appear on the housing market and the applicant has no desire to join the housing queue or rent a dwelling.
- In addition, the Farmer devotes his full time efforts to maintaining and operating the farm business. This is a 365 days a year. The standard of accommodation proposed meet the needs of his family and is to a standard commensurate with the level of commitment and effort put into the business.

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5. Agricultural dwellings should be of a size commensurate with the established functional requirement. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted.

- The proposal complies with the criteria above where relevant

UDP policy GS8B has been saved and as such is relevant in this case. It states that dwellings will be determined in accordance with the following principles;

A) AGRICULTURAL AND FORESTRY WORKERS DWELLINGS WITHIN RURAL AND GREEN BELT AREAS WILL ONLY BE PERMITTED WHERE ESSENTIAL NEED, TO SUSTAIN A DEMONSTRABLY VIABLE AGRICULTURAL OR FORESTRY ENTERPRISE, CAN BE SHOWN

B) PERMISSION WILL NOT NORMALLY BE GRANTED FOR A NEW AGRICULTURAL WORKERS DWELLING IN CASES WHERE A FARM DWELLING HAS RECENTLY BEEN OR IS TO BE SEPARATED FROM THE AGRICULTURAL LAND

C) WHERE NEW DWELLINGS ARE ACCEPTED SOLELY ON THE BASIS OF AN AGRICULTURAL OR FORESTRY NEED, THE SIZE OF THE DWELLING SHOULD BE IN PROPORTION WITH THE ESTABLISHED FUNCTIONAL REQUIREMENT

D) WHERE NEW AGRICULTURAL WORKERS DWELLINGS ARE PERMITTED IN THE COUNTRYSIDE THEY SHALL NORMALLY BE SITED DIRECTLY ADJACENT TO EXISTING OR PROPOSED FARM BUILDINGS

E) WHERE NEW DWELLINGS ARE PERMITTED THEY SHOULD BE CONSTRUCTED USING MATERIALS APPROPRIATE TO THE LOCALITY, TO SAFEGUARD THE VISUAL AMENITIES OF THE COUNTRYSIDE

F) WHERE PLANNING PERMISSION IS GRANTED FOR AN AGRICULTURAL OR FORESTRY WORKERS DWELLING, A CONDITION WILL BE IMPOSED RESTRICTING THE OCCUPANCY TO A PERSON SOLELY OR MAINLY WORKING, OR LAST WORKING, IN THE LOCATION IN AGRICULTURE OR IN FORESTRY, OR A WIDOW OR WIDOWER OF SUCH A PERSON, AND TO ANY RESIDENT DEPENDANTS

G) WHERE PERMISSION IS GRANTED, ON THE BASIS OF AGRICULTURAL NEED, FOR AN ADDITIONAL DWELLING ON A FARM UNIT, THEN AN OCCUPANCY CONDITION WILL ALSO BE IMPOSED ON ANY EXISTING DWELLING ON THE UNIT WHICH IS UNDER THE CONTROL OF THE APPLICANT, AND IS NEEDED AT THE TIME OF THE APPLICATION TO BE USED IN CONNECTION WITH THE FARM.

In order to preserve the openness of the Green Belt the erection of new buildings will be restricted to those required for specific purposes. Agriculture and forestry will continue to be the main uses in the Green Belt and buildings required for these purposes are not inappropriate.

In this instance the modest dwelling proposed, in the context of the existing residential properties to the west and the complex of existing farm buildings, will not affect the general openness of the green belt in this locality.

It has been shown that the dwelling is genuinely necessary, and has been kept to a modest size and is of a design appropriate to the area.

Agricultural & Forestry Workers Dwellings Policy GS8B

PROPOSALS FOR AGRICULTURAL AND FORESTRY WORKERS DWELLINGS WILL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING PRINCIPLES :

A) AGRICULTURAL AND FORESTRY WORKERS DWELLINGS WITHIN RURAL AND GREENBELT AREAS WILL ONLY BE PERMITTED WHERE ESSENTIAL NEED, TO SUSTAIN A DEMONSTRABLY VIABLE AGRICULTURAL OR FORESTRY ENTERPRISE, CAN BE SHOWN

B) PERMISSION WILL NOT NORMALLY BE GRANTED FOR A NEW AGRICULTURAL WORKERS DWELLING IN CASES WHERE A FARM DWELLING HAS RECENTLY BEEN OR IS TO BE SEPARATED FROM THE AGRICULTURAL LAND

C) WHERE NEW DWELLINGS ARE ACCEPTED SOLELY ON THE BASIS OF AN AGRICULTURAL OR FORESTRY NEED, THE SIZE OF THE DWELLING SHOULD BE IN PROPORTION WITH THE ESTABLISHED FUNCTIONAL REQUIREMENT

D) WHERE NEW AGRICULTURAL WORKERS DWELLINGS ARE PERMITTED IN THE COUNTRYSIDE THEY SHALL NORMALLY BE SITED DIRECTLY ADJACENT TO EXISTING OR PROPOSED FARM BUILDINGS

E) WHERE NEW DWELLINGS ARE PERMITTED THEY SHOULD BE CONSTRUCTED USING MATERIALS APPROPRIATE TO THE LOCALITY, TO SAFEGUARD THE VISUAL AMENITIES OF THE COUNTRYSIDE

F) WHERE PLANNING PERMISSION IS GRANTED FOR AN AGRICULTURAL OR FORESTRY WORKERS DWELLING, A CONDITION WILL BE IMPOSED RESTRICTING THE OCCUPANCY TO A PERSON SOLELY OR MAINLY WORKING, OR LAST WORKING, IN

THE LOCATION IN AGRICULTURE OR IN FORESTRY, OR A WIDOW OR WIDOWER OF SUCH A PERSON, AND TO ANY RESIDENT DEPENDANTS

G) WHERE PERMISSION IS GRANTED, ON THE BASIS OF AGRICULTURAL NEED, FOR AN ADDITIONAL DWELLING ON A FARM UNIT, THEN AN OCCUPANCY CONDITION WILL ALSO BE IMPOSED ON ANY EXISTING DWELLING ON THE UNIT WHICH IS UNDER THE CONTROL OF THE APPLICANT, AND IS NEEDED AT THE TIME OF THE APPLICATION TO BE USED IN CONNECTION WITH THE FARM.

With regard to the above policy, it has been demonstrated that the farm is viable and that there is an essential need for a dwelling.

In this case an existing dwelling has not been, or is to be, separated from the agricultural land.

The modest dwelling proposed is appropriate for the functional requirements of the Applicant

The proposed dwelling is sited within close proximity to the farm buildings while having due consideration to the pattern of development along the road frontage. Although not directly abutting the existing buildings it is close enough to fulfil operational requirements regarding access, surveillance and animal welfare.

The applicant is aware of the limitations regarding occupancy to meet Planning Policy.

The traditional property proposed is compatible with the general context of residential properties in the locality. The separation distances proposed exceed the minimum guideline requirements set out by Barnsley M.B.C. in the UDP.

The siting of the building proposed will not cause unacceptable overshadowing, overlooking or loss of privacy.

The access proposals from the existing farm access will not cause any highway problems with satisfactory visibility in each direction. On site turning facilities will be provided to ensure that vehicles may enter and leave the property in forward gear.

The scale and appearance of the proposed dwelling was considered in the context of surrounding properties and local residential standards.

In the countryside to the west of the M1 motorway, largely designated as Borough Landscape Value, the farmhouses have traditionally been constructed in coursed natural stone. To introduce other materials in these areas would cause unacceptable visual intrusion. In rural areas materials used for construction and defining the curtilage boundaries should be compatible with existing materials used in these areas.

To safeguard the visual amenities of the countryside a palette of materials will be used that are appropriate for the locality

The size proposed for the dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and the applicant's functional requirements..

The orientation and aspect of the buildings has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, and orientation of accommodation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access points, existing rights of way and separation distances to surrounding dwellings, and farm buildings.

As required by Annex A of Planning Policy Guidance 7 it has been demonstrated that the Applicant's stated intentions to engage in farming is genuine, and are capable of being sustained for a reasonable period of time.

It has also been shown that the needs of the enterprise require one or more of the people engaged in it to live nearby.

12 SOCIAL & ECONOMIC CONTEXT

Due to the modest scale of the development there will be no significant impact upon local services. However the financial viability of the farm will be improved by the permanent on site presence.

13 ACCESS

Access to the site will be via the existing entrance from Grange Road as described plus a new access and drive to the new dwelling as shown on the submitted plans.

In the context of the existing use of the site, and associated vehicular activity, the proposed development will not result in harm or loss of amenity to the local environment or amenity of existing residents. In fact it is anticipated that the provision of a dwelling on the farm will reduce the number of vehicular visits to the site.

The site is generally reasonably level and it is intended that approaches to the entrance doors will meet the requirements of Part M of the Building Regulations with regard to either a 'level' or 'ramped' approach from the footway and parking areas.

The access to the site and turning area will be constructed to appropriate Local Authority standards. The location of the access points have been positioned to provide a safe and efficient layout.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).