TOWN & COUNTRY PLANNING APPLICATION

for

TEMPORARY DWELLING ON AN AGRICULTURAL HOLDING

on

LAND AT HIGH LANDS FARM
COOPER LANE
HOYLANDSWAINE

For
MR C. SHAW

DESIGN AND ACCESS STATEMENT & AGRICULTURAL APPRAISAL

Prepared by

WHITE AGUS PARTNERSHIP

1 INTRODUCTION

This Statement is in support of a Full Town & Country Planning application for a temporary dwelling on land at Cooper Lane, Hoylandswaine

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

This application follows the submission of an application for a permanent dwelling. Following discussions with the Planning Officer this application was withdrawn.

Application for a permanent dwelling will follow when the financial appraisal and performance of the business meets the Planning Officers requirements.

2 EXECUTIVE SUMMARY

The farm extends to approximately 18 hectares (45 acres) and is almost entirely grassland shared by pigs, sheep and cattle for fattening.

Mr Shaw, the applicant, has worked on the farm from his early teens and acquired the farm in 2001 following the completion of his studies at Askham Bryan Agricultural College. Although the farm had existed for many years it was in a run down condition with many of the buildings falling into disrepair.



View of Farm Buildings Prior to Modernisation

In 2005 the main building was replaced with a new barn to house beef cattle and calves for fattening. Further buildings were erected for dry storage and meat preparation.

The livestock numbers have been increased with the sheep flock rising from 10 breeding ewes to the present 60.

In addition, the farm has a beef fattening unit and a small number of sows. The progeny of which are reared on site until being sold at 22 weeks direct to customers with delivery if requested..



View Of Buildings From Cooper Lane



View Of Buildings From Green Lane

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

In addition to the applicant, farm labour is provided by the applicant's father and local retired farmer.

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

The financial appraisal for 2009-2010 shows an operating profit of £8,263. However the forecast for year 2010-2011 is that the operating profit will increase to £14,995.

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 direct to the public.

In 2008 a storage area was converted into a meat preparation and refrigeration unit where meat is prepared and packed prior to sale and/or delivery to customers. The range of products now includes a brand of home produced dry cured bacon and sausages that have increased the turnover and profitability. While future profits cannot be guaranteed indications are that, based on past performance and the consumer desire for 'traceability', demand is predicted to rise.

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) and the carcasses returned to the farm for butchering.

Currently the sheep flock includes 60 breeding ewes. In addition there are 5 sows and 5 suckler cows plus 22 steers and heifers, at differing ages, for fattening.

The sows each produce two litters of an average of 10 piglets per year resulting in 100 pigs for fattening per annum. Some being sold as weaners with others retained and subsequently sold direct to customers.

Currently there are only 5 sows producing 2 litters each year (100 porkers per year) In 2009-10 50 were sold direct to customers.

Cattle are bought in as either calves or 'stores' with others bred on the farm from the suckler cows. The breeding is planned to maintain a regular supply of beef ready for sale. Sales are currently in 50lb boxes, many to repeat, regular customers.

5 MARKETING AND SALES STRATERGY

The farm will continue to supply to the local market beef, lamb and pork. Production of bacon and sausage will continue with expansion onto a wider market.

Trading locally under the title 'Highlands Farm' has given the business an identity that has attracted local customers and the applicant is actively seeking to expand the customer base including internet marketing as appropriate.

6 PERSONNEL

Farm labour is currently provided by the farmer (Applicant) who is supported by his father and a local, retired farmer, both 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 FINANCAL FORCASTS

Table 1 below sets out the profit for 2009-2010

TABLE 1

Sales and Profit For 2009/10

	No. Sold	Price Each	Total Sales
Pigs	53	£118.41	£ 6,276
Sheep	12	£ 68.41	£ 821
Beef Cattle	14	£942.57	£13,196
		Total Sales	£20,293
		Less Costs	£12,030
		Net Profit	£ 8,263

Costs

	Cost
Rent for 11 Acres	£ 720
Electricity	£ 382
Water	£ 364
Insurance	£ 752
Fuel	£ 1,000
Animal Feed	£ 8,812
	£12,030

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

TABLES 2

Pigs

	No. Sows	No. Porkers (Allowing for Replacement)	Sale Value (Per Pig)	Sales
2010/11	5	90	£150	£13,500
2011/12	6	110	£150	£16,500
2012/13	6	110	£150	£16,500
2013/14	6	110	£150	£16,500

Sheep

	No. Ewes	No. Lambs	Lambs (after allowing for losses)	Sale Value (Per Lamb)	Sales
2010/11	60	90	60	£70	£4,200
2011/12	70	100	70	£70	£4,900
2012/13	70	100	80	£70	£5,600
2013/14	70	100	80	£70	£5,600

Beef Cattle

	No.	Sale Value (Each)	Sales
2010/11	18	£1,000	£18,000
2011/12	20	£1,000	£20,000
2012/13	22	£1,000	£22,000
2013/14	24	£1,000	£24,000
	Less Cost for Replacements 24 x £400		£ 9,600
			£14,400

Breeding Cows

	No. Cows	No. Calves	Sale Value	Sales
2010/11	4	4	£600	£2,400
2011/12	5	5	£600	£3,000
2012/13	6	6	£600	£3,600
2013/14	6	6	£600	£3,600

Total Sales

	Pigs	Sheep	Beef (After Cost for Replacement)	Cows
2010/11	£13,500	£4,200	£10,000	£2,400
2011/12	£16,500	£4,900	£12,000	£3,000
2012/13	£16,500	£5,600	£13,200	£3,600
2013/14	£16,500	£5,600	£14,400	£3,600

SUMMARY

	Pigs	Sheep	Beef (After cost of Buying Replacement)	Cows Calves	Sales Total	Yearly Costs	Profit
2010/11	£13,500	£4,200	£10,000	£2,400	£30,100	£15,105 25% increase on previous year	£14,995
2011/12	£16,500	£4,900	£12,000	£3,000	£36,400	£18,125 20% increase on previous year	£18,275
2012/13	£16,500	£5,600	£13,200	£3,600	£38,900	£19,937 10% increase on previous year	£18,963
2013/14	£16,500	£5,600	£14,400	£3,600	£40,100	£19,937 10% increase on previous year	£20,163

NB. Above sale prices have been calculated using lowest price per animal achievable and assumes no increase in cost per lb for each animal over the next 4 years.

8 AGRICULTURAL APPRAISAL.

The Applicant acquired the farm in 2001 following the completion of his studies at Askham Bryan Agricultural College.

The farm extends to approximately 18 hectares (45 acres) and is almost entirely grassland shared by pigs, sheep and cattle for fattening.

Over the last 9 years the livestock numbers have steadily increased as a result of good husbandry and sound planning of the business development.

In 2005 an old building was replaced with a new structure (105' x 40') to house the cattle. Further buildings were erected in 2008 to provide dry storage for hay, straw, feed etc. An existing building was converted in 2008 to form a meat preparation and refrigeration unit where the meat is prepared for sale direct to customers.

Sales, that were initially to family and friends, have steadily increased and demand is constantly increasing.

To meet the growing demand and consolidate and expand the customer base it is proposed that stock numbers will increase. It is also intended that the meat will be prepared for sale on site rather than selling on of livestock to slaughter houses, thus increasing the potential profit margins.

Currently there are only 5 sows producing 2 litters each year (100 porkers per year) In 2009-10 50 were sold direct to customers.

The sows each produce two litters of an average of 10 piglets per year resulting in 100 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.

It is intended that, as part of the future expansion plans, the operation will continue to be run as a closed herd.

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

The suckler cows produce a total of 5 calves per year that are fattened along with the steers and heifers.

As part of the business development plan for the farm only 12 lambs were sold in 2009 and the flock now comprises 60 breeding ewes that are expected to produce 90 lambs in 2010.

Currently the workforce comprises the Applicant plus his father and local retired farmer 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 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.

LIVESTOCK

Pigs

- Breeding rearing and feeding/sow
- 5 sows @ 2.8 hours/month average = 14hrs/month = **168 hrs/year**

Sheep

- Per ewe
- 60 ewes @ 4 hours/month average = 240hrs/month = **2880 hrs/year**

Cattle

- Per cow
- 20 steers and heifers @ 4 hours/month average = 80hrs/month = **960 hrs/year**

TOTAL LABOUR REQUIREMENT 4008 HRS /YEAR = 501 MAN DAYS EQUIVALENT TO 1.75 FULL TIME WORKERS

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 of livestock, they may be in excess of £2000 worth of meat products in the cold store at any one time.

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 20pigletts. Although they are generally robust animals, sows and their progeny require constant supervision as:

- 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 the lower critical temperature that has not had milk 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 take to address the issue and animals released in the event of fire.

Such an event occurred in 2005 when a barn burn down resulting in a loss of 35 cattle that had been housed in the unit.

9 FINANCIAL APPRAISAL.

Currently the farm profit is running at £8,263 for 2009-10. 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 northern side of Cooper Lane, Hoylandswaine, 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.

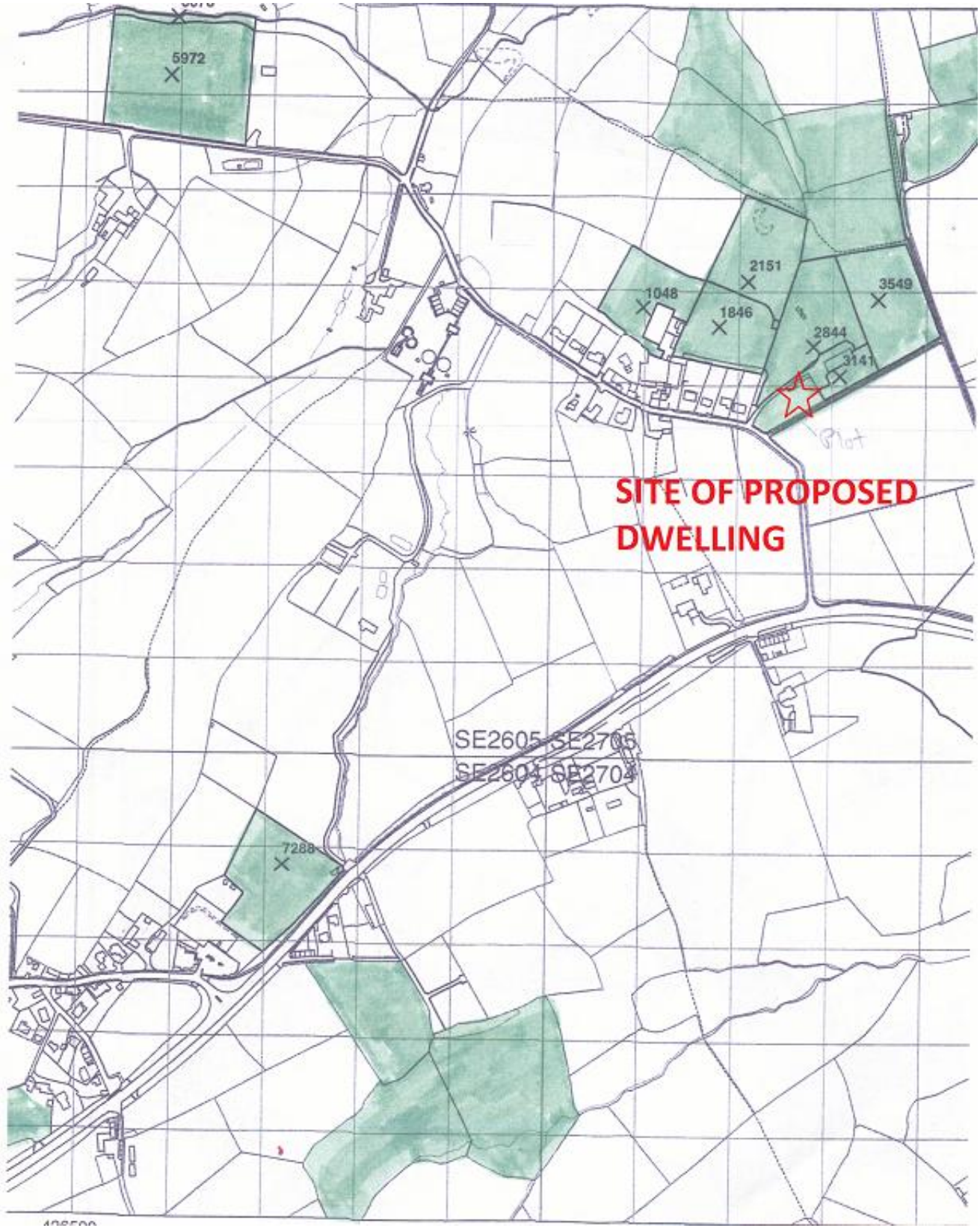


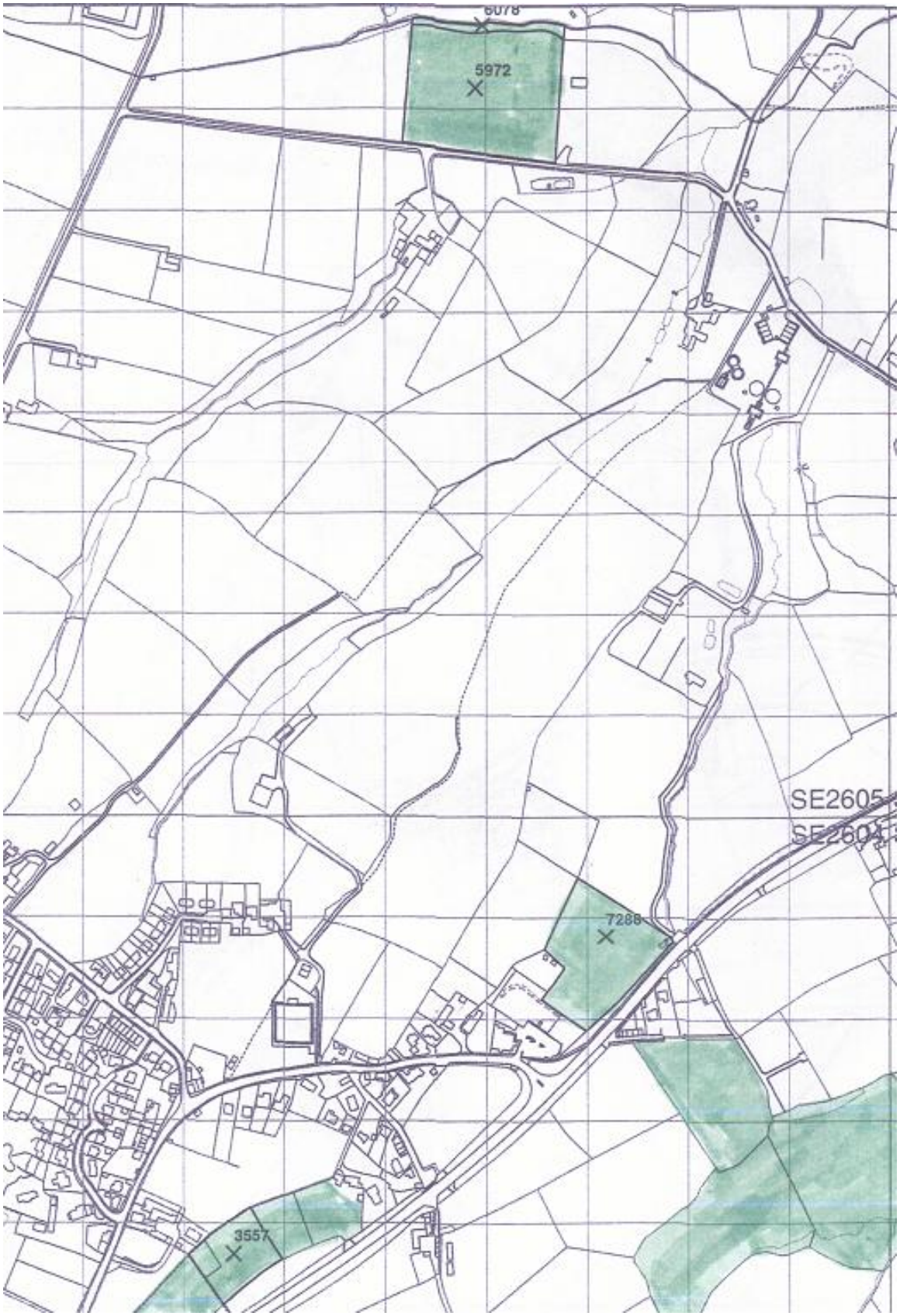
The site lies to the north of the main hamlet of Hoylandswaine, a village in the county of South Yorkshire located near Penistone and west of the M1 along the A628 it

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)


5972
2151
1048
1846
3549
2844
3141
SITE OF PROPOSED
DWELLING
SE2605
SE2705
SE2604
SE2704
7288


6078
5972
SE2605
SE2604
7288
3557

The proposed dwelling is to be located along the frontage of Cooper Lane adjacent the existing farm buildings that include housing for the animals, dry stores, product preparation and freezer room.



Site of Proposed dwelling from Cooper Lane

The farm buildings are to the north east of the proposed dwelling. To the east, along Cooper lane are residential properties or traditional construction, examples of which are shown below. The proposed dwelling is sited to follow and respect the general pattern of development along the road frontage.



Existing Dwellings Adjacent the Site

11 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposals have regard to the policies and principals contained in the UDP. Barnsley M.B.C. have specific policies relating to this type of development and the broad principals are set out below:

Policy GS7

WITHOUT PREJUDICE AND SUBJECT TO THE APPLICATION OF POLICIES GS8, GS8A, GS8B, GS8C, GS8D, GS8E AND GS9 IN THIS PLAN, DEVELOPMENT WITHIN THE GREEN BELT WILL NOT BE PERMITTED UNLESS IT MAINTAINS THE OPENNESS OF, AND DOES NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN, THE GREEN BELT.

Policy GS8

WITHIN THE GREEN BELT, THE CONSTRUCTION OF NEW BUILDINGS WILL NOT BE PERMITTED, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, UNLESS IT IS FOR THE FOLLOWING PURPOSES :
A) AGRICULTURE OR FORESTRY
B) ESSENTIAL FACILITIES FOR OUTDOOR SPORT OR OUTDOOR RECREATION, FOR CEMETERIES, OR FOR OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT
C) THE REPLACEMENT OF EXISTING DWELLINGS IN COMPLIANCE WITH POLICY GS8E.

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 extensive 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 AMENITIESOF THE COUNTRYSIDE

F) WHERE PLANNING PERMISSION IS GRANTED FOR AN AGRICULTURAL OR FORESTRYWORKERS DWELLING, A CONDITION WILL BE IMPOSED RESTRICTING THE OCCUPANCYTO 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 ANADDITIONAL 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 TOBE 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 a 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 adjacent the existing buildings it is close enough to fulfil operational requirements regarding access, surveillance and animal welfare.

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

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

The applicant is currently living within the village of Hoylandswaine and has been seeking a permanent residence that would satisfy his requirements for ease of access and vigilance over the main farm building complex. To meet these requirements the nearby properties along Cooper Lane, while not ideal as they would be separate from the farm buildings, would be adequate.
However the chart below illustrates the prices of recently sold properties in this location that generally do not meet the Applicant's modest requirements and were well beyond the price range appropriate to the level of sustainable funding available.

48 Cooper Lane, Hoylandswaine, Sheffield, South Yorkshire, S36 7JE	**£330,000** Semi-Detached Freehold Not New Build	30-Oct-2009
38 Cooper Lane, Hoylandswaine, Sheffield, South Yorkshire, S36 7JE	**£370,000** Detached Freehold Not New Build	08-Apr-2008
Brockhill, Cooper Lane, Hoylandswaine, Sheffield, South Yorkshire, S36 7JE	**£439,950** Detached Freehold Not New Build	04-Aug-2006
50 Cooper Lane, Hoylandswaine, Sheffield, South Yorkshire, S36 7JE	**£150,000** Semi-Detached Freehold Not New Build	23-Jul-2004
54 Cooper Lane, Hoylandswaine, Sheffield, South Yorkshire, S36 7JE	**£372,000** Detached Freehold Not New Build	07-Aug-2003
Croft End, Cooper Lane, Hoylandswaine, Sheffield, South Yorkshire, S36 7JE	**£197,000** Detached Freehold Not New Build	05-Jun-2000

Policy H8A

THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS.

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 roadway off Cooper as descried 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).