

DESIGN AND ACCESS STATEMENT
FOR
AN AGRICULTURAL (LIVESTOCK) BUILDING
AT
COACH GATE LANE, GUNTHWAITE
FOR
D.W. BROOK & SON LTD. (FARMERS)

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Penistone Road
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1. DESCRIPTION:

The proposal is to erect a steel framed agricultural building of 462m² within the farm holding land to Coach Gate Lane, Gunthwaite. There are currently no farm buildings on the site which is within the green belt. The site (field 2835) is 13 hec and forms part of the overall farm holding of 251 hec.

2. USE:

The building will be used to accommodate livestock for wintering on the site.

3. AMOUNT:

The building is 33m x 14m x 4.25m high to eaves and has a 10° roof pitch. It is intended to be able to accommodate 60 cows during the winter months or as may be necessary.

4. LAYOUT:

The floor plan internally will remain generally open plan with removable and flexible pen divisions as may be required.

5. SCALE:

The size and height of the proposal is as required to accommodate the cattle and to allow farm vehicles and equipment to enter. It is generally in keeping with such agricultural buildings to provide the necessary facilities and to be of practical use within the farm.

6. LANDSCAPING:

The proposal within the green belt would not benefit from any landscape proposals which would therefore be incongruous and detract from the otherwise openness of the green belt.

7. APPEARANCE:

The elevations of fair faced block to 1.50m high and open Yorkshire vertical boarding above are of an established agricultural appearance. The roof of Marley farmscape sheeting in Sherwood Green with 15% roof lights would also be of agricultural appearance. The applicant would be happy to consider any other material or colours that the P.O. felt more acceptable since the practicality and use of the building is more important to the applicant.

8. ACCESS:

The existing field access is immediately adjacent to the proposal and currently provides good level access with excellent visibility. There is no requirement for any new access points. The scheme proposed would in fact marginally reduce the farm traffic to the site since the cattle would be able to winter on site reducing vehicle movements to and from the field.

9. CONCLUSION:

The proposal is essential to the framing business to provide shelter to the animal's welfare and husbandry facilities all the year round and 24/7. This parcel of land within the farm holding of the applicant currently has no farm buildings on at all and modern farming methods mean that such a building is now essential to the efficient running of the business.