



DESIGN & ACCESS STATEMENT

DATE: 02/08/2018

PROPOSAL:

Construction of Steel Framed Agricultural Storage Building

SITE REFERENCE:

Lane Head Road, Cawthorne Basin, Barnsley, S75 4DR

HOLDING NO.

47/610/0059

Site Appraisal

This 2 acre site is located west of Cawthorne in a rural area. Immediately to the east of the site is the M1 motorway.

The site boundaries on this site comprise predominantly of established trees and hedgerow.

The site is well screened to the east, west and north by trees/hedges.

Amount of development

The applicant wishes to erect a steel framed agricultural building of an open plan type design. The floor area to be created by this proposed development will be 223m².

Scale

The applicant wishes to erect a steel framed agricultural building 19.812m long x 12.19m wide plus a 5'0" canopy x 4.27m high to eaves level (3.859m under the canopy).

We feel the appearance of this building is in keeping with the existing buildings on the site.

Appearance

The proposed roof cladding is to be a natural coloured fibre cement profiled sheet with Juniper Green polyester coated side cladding 8'0" down from eaves level.

We feel that these materials will have a minimal impact on the landscape.

Use of proposed building

The intended use of the proposed building is for the storage of unwrapped hay and straw bales.

Justification for building

The applicant started up his farming business from nothing, firstly purchasing this 2 acre site and over the past few years has gradually taken on rented farmland locally as it become available and now farms 160 acres all within a five mile radius of the 2 acre site he owns.

The applicant has the following stock spread over the 160 acres of rented land:

- 170 breeding ewes
- 300 lambs
- 50 beef cattle
- 5 sows

It is the applicants long term goal to purchase his own farm with land, negating the need to rent land, therefore it is It is not a viable option for the applicant to erect a new agricultural building on the 160 acres of rented farm land.

Due to the continued increase in stock numbers the applicant is desperately short of suitable storage space for hay/straw, particularly so during the winter months, when the existing two buildings are used for housing the cattle and from February the sheep are housed in preparation for lambing in March.

The applicant is eager to erect this proposed building before this winter as he will not have sufficient storage space to store the fodder and bedding required for the livestock during the winter months.

The applicant is keen to operate as environmentally friendly as possible in his farming practices, and by having adequate undercover storage for hay/straw this will enable the applicant to significantly reduce the use of plastic as it takes approximately 10 meters of black plastic to wrap just one bale of hay.

Siting

This proposed building will be sited south of two existing buildings on this site.

We feel this building has been positioned in the most practical location and is in line with the existing buildings on the site. There are no neighbouring properties that will be adversely affected by this proposed building.

Landscaping

The site is well screened by established trees and high hedgerows, however, the applicant is more than willing to plant additional trees/hedges if deemed necessary by the planning authority.

Access

Access to the building will be from the existing track leading off Cawthorne Road.

There will be no impact on the access to the site, and vehicle impact to the surrounding area will be unaltered.