

## Planning Statement

Proposal: Erection of an agricultural Roundhouse livestock building and agricultural general purpose building.  
At: Land near New Road, Cawthorne, Barnsley. S75 4AU  
For: Cannon Hall Farm Ltd. - Mr R Nicholson

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Cannon Hall farm is a family farm which has been owned by the Nicholson family for 67 years. The holding extends to 80 hectares of mainly pastureland and is home to the farms 200 herd of beef cattle, 400 lambing ewes and 50 breeding sows producing great quality meat sold on site in their award-winning farm shop.

In addition to this the farm operates a visitor centre showcasing rare and minority breeds of farm animals that delight adults and children alike. Some key facts about Cannon Hall Farm:

- The farm has two onsite restaurants serving meat produced on the farm.
- The farm attracts 1 million unique visits per year and employs 300 staff all year round.
- Won many awards for visitor centre, farm shop and restaurants.
- Approved national shire horse visitor centre.
- Zoo licence with many important collections of national significance.
- Host farm for Channel 5's Springtime & Wintertime on the farm with 1 million plus viewers for every program.
- Established pedigree breeders of livestock winning many shows and prizes at local and county shows.
- Selling produce online to a national audience, helping to level up our area with inward investment

In order to maintain profitability, sustainability and keep pace with ever increasing demand the farm needs permission for a roundhouse and a general-purpose agricultural building situated to the west of the main holding.

The proposed site is very well screened and will provide extra capacity for the main farm as well as an isolation unit for new stock enabling us to run an efficient operation with quarantine facilities.

The roundhouse building will be used to home livestock, the farm has an existing roundhouse which has proved very successful for ventilation, animal health and the general wellbeing of the animals that live inside it.

The general-purpose building will be used to store straw and hay as well as providing additional space to help supply meat to the farm shop.

The proposed building measures 54.864 metres in length x 13.716 metres in depth and 4.267 metres to the eaves. The building will provide an internal floor area of 752.5 m<sup>2</sup>.

The proposed roundhouse is 30 metres in diameter with an eave's height of 4.1 metres and overall height of 7.9 metres. The building covers an area of 719 m<sup>2</sup>.

The materials used are typical of the best example buildings in an area, the design is traditional.

Roofs will be matt green, walls in timber and internally lined with concrete panels.

The proposed buildings will be accessed by existing tracks.

Existing landscaping to the site is well established. The pond to the south of the proposed site is dry. The applicant proposes to divert some of the rainwater from the buildings to bring this pond back to life.

We trust that this information explains and justifies our need for these new building, but should you need more information please do not hesitate to contact us.