DESIGN ACCESS STATEMENT

FOR A STEEL PORTAL FRAME AGRICULTURAL BUILDING TO COVER EXISTING SILAGE CLAMPS AT GUNTHWAITE HALL FARM

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DESIGN ACCESS STATEMENT

The following statement will endeavour to present information with regard to the application for a new steel portal frame agricultural building at Gunthwaite Hall Farm, Penistone, the property of JR & JE Griffiths.

This statement provides a brief outline of the required points with regard to how this application has been submitted and the basis of submission.

1. Assessment

This particular application as stated is for a steel portal frame agricultural building.

1.1. Physical Context

Gunthwaite Hall Farm is on Gunthwaite Lane outside the village of Upper Denby. The farmstead is situated to both sides of Gunthwaite Lane and comprises a mixture of traditional and modern farm buildings.

The traditional range of buildings is located to the east of the lane with the modern steel portal framed livestock buildings being situated on the opposite side of the lane. At present the farm is therefore divided by Gunthwaite Lane.

The total area of land farmed by JR 7 JE Griffiths extends to approximately 300 acres (121.4 ha) of which 150 acres (60.7 ha) surrounds Gunthwaite Hall Farm (see location plan). The remaining land is within 6 miles of the application site and is occupied on a 15 year Farm Business Tenancy.

1.2. Social Context

The development will have minimum effect on people in the locality due to its rural location and integrated setting being within a well-established farm and adjacent to buildings of a similar size and design.

1.3. Economic Context

The applicants are investing in the farmstead by roofing over the existing silage clamps in order to improve efficiency and modernise the dairy unit to ensure the viability of the family business for the next generation.

The proposed building will contribute to reducing waste feed as well as improving the quality of silage fed to the dairy herd as the stored feed will be protected from adverse weather. By being able to store both clamped silage and purchased feeds undercover the business will benefit from more efficient feed usage and therefore reduce the overall cost of feed purchased.

1.4. **Planning Policies**

Development of this nature falls under the Town & Country Planning (General Permitted Development) (England) (Amendment) Order 2018, Schedule 2, Part 6, 'Agricultural Buildings and Operations'.

2. **Involvement**

As the development falls within General Permitted Development, the applicants have not included Barnsley Council in any pre requisite for this application.

3. **Evaluation**

The decision has been taken to submit a prior notification of the proposed development and therefore a planning application is not required.

4. **Design**

The design of the proposed building has taken into account the existing silage pits and the surrounding buildings. The building will be constructed of a steel portal frame with timber Yorkshire boarding along the north facing elevation and west gable. The remaining elevation will be open to allow for access.

Timber Yorkshire boarding will shield the stored fodder from adverse weather and match the surrounding agricultural buildings. An open front design is required in order to enable machinery access.

5. **Use**

The proposed building will cover over the existing silage pits and feed storage area. Therefore the use of the proposed building will be the same as the existing use of this area of the farm, this being silage and fodder storage.

6. **Amount**

This is for one steel portal framed building.

7. **Layout and Access**

These existing silage pits are located within close proximity of the cattle housing buildings which is necessary when preparing feed for the dairy herd. The existing access from the road and through the farm buildings will remain as the access into the proposed building. There will be no need for a new access.

8. **Scale**

The building will be constructed within the existing silage pits. The building will measure 38m in length and 26m in width with an eaves height of 4.5m and 15 degree roof pitch.