

## DESIGN & ACCESS STATEMENT

( TO BE READ IN CONJUNCTION WITH DRAWINGS NOS:  
2010/50/01/,02)

- Site:** Hill top Turkey farm, Eastfield Lane, Thurgoland, Sheffield, S35 7AY  
The site lies at the right hand side of Eastfield Lane coming from Pinfold Lane. The buildings are the remains of what was part of Turkey Farm spanning both sides of Eastfield Lane. When the owner died, the land was split up into different ownership and the main farmhouse was sold.  
The site lies within the green belt which would be protected as much as it is now.
- Proposed:** A new farmhouse designated to the remaining site still in use for the breeding of turkeys. This house would be occupied by the owners for increasing the level of security on site and would have an agricultural tie on it.  
The buildings were involved in an earlier fire on site which killed thousands of turkeys (1995) They have since been rebuilt.  
It is proposed that the new farmhouse would follow the same line of housing next to it.  
As there are concrete footings, it is felt that the farmhouse would only improve the nature of this agricultural brown field site.  
The redundant steel building at the entrance to the site would be removed to improve the visual appearance of the site and increase the habitat of the green belt.  
This building would be appropriate to the local rural area. (Policy GS8) Planning Policy Statement 7 Sustainable development within Rural Areas- this proposal is not away from existing settlements and is utilising a site already occupied by some of the redundant farm buildings which have become an eyesore. It therefore does not detract from the character, beauty and diversity of its landscape and wildlife. Policy GS8A addresses the re-use and adaptation of buildings within the green belt. The present buildings do not lend themselves to re use or adaptation as they have been inhabited by turkeys and grain stores and the construction is piece meal and haphazard.

100886- £335.00

Machen .

**Design & Construction:**

The farmhouse would be of natural stone construction in keeping with the locality and local vernacular. Square coursed weathered natural grit stone and roof covered in Bradstone 'old quarried' artificial flags as specified.

All windows and doors to be constructed of natural stained timber incorporating stone heads and sills.

**Access:** Access would be unchanged and remains as at present.

**Boundaries:** A new boundary dry stone wall would be erected in front of the property to delineate the dwelling from the existing farm access road a new boundary hedge would be planted to the side and rear of the property of suitable natural field hedge material to encourage wildlife. The area of the removal of the steel framed building in front would be grassed over and remain part of the farmed area.

**Landscaping:** All existing trees and hedges would be retained in accordance with UDP Policies GS22, woodland, hedgerows and trees and GS22A.

**Services:** A Clargester suitable for the domestic use would be installed and surface water drainage put in place downhill of the site away from any water courses or ditches in accordance with Policy ES3, water pollution..

Electricity and water are already on site.

There would be no extra car use as the farmer requires a car to get there already. Access for farm vehicles already exists on site.

Proposed dwelling at Hill Top Farm, Thurgoland.

- *Eastfield Turkeys* was started in 1933 by Mr R B Warttig. The house, which was classed as the farmhouse, was built in 1969 and lived in by Mr Warttig until 2004 when he died. Upon his death the house and all farm buildings were sold.
- Mr C R Warttig purchased the poultry buildings adjoining the house in 2005 – there has been no farmhouse on the farm from that date as the house was sold separately.
- We feel that the farm requires a house for a number of different reasons:
  - The main reason is for the welfare of the birds. The site will house 7,000 turkeys and 2,000 chickens when in full capacity.
  - Previously there has been a fire on the site resulting in the death of 6,000 turkeys.
  - 100 turkeys were killed when someone broke into a shed and proceeded to ring their necks.
  - An alarm was connected to the old farmhouse which alerted occupiers when the electricity supply was interrupted ensuring the wellbeing of the birds. There is a risk of suffocation if the temperature falls.

We feel that for the reasons stated there needs to be a dwelling situated on the site. One of the existing farm buildings would be demolished and a farmhouse built on the plot. In addition, the barn situated along the roadside would be taken down and the area grassed to make it more appealing to the other properties in the area.

Also our intention is to make the property green by investigating additional power and heating sources.