

Design & Access Statement

The Proposal

The Proposal is for an organic egg free range 3000 bird unit with ancillary deer farming on an agricultural holding (reg. 47/723/0007) to the South of Hartcliffe Hill Road, Penistone.

1. Access

Access to the Unit exists and will be unaltered. A turning & service area exists and is fenced behind existing stone buildings and will service the proposal.

2. Design

The main principle of the new layout is to minimise any countryside impact by siting the building essentially at almost right angles to Hartcliffe Hill Road. The long elevation of the main egg unit now runs close up to the existing dense plantation to the East of the field boundary and will be seen against a backdrop of wall and trees with no skyline impact at all.

The main building is screened from the main road by the deer unit which is marginally the highest building at only 3.6 metres to eaves. Moreover, the deer unit itself is behind a partly existing landscape bund element which will be raised by a further metre or so to approximately 2 metres above the floor level of all the buildings. The silo to be used is a standard Premium county Silo S3X – AO808 and at only 4.6 metres high is completely hidden by the deer housing.

3. Buildings

a. Deer Unit

The deer housing building will be used for animal feed and to house the animals in the worst weather conditions. It is to be clad in dark stained Yorkshire boarding, traditional to the area, for ventilation but has a natural stone plinth wall about one metre high reflecting the stone character of existing adjacent buildings. The roof will be dark brown profiled sheeting. The quality of the building will be comparable with the best agricultural buildings in the area.

b. Chicken Building

The original application featured a more utilitarian structure but the new proposal is a framed building with a rigid roof and walls. The walls are of insulated steel and timber panels externally in dark brown. The roof is profiled coloured sheeting in dark brown as required by the

Council Planning Officers. It will visually blend in with the backdrop of mature trees and stone walls along its length to the rear of the site.

4. Landscape

The position of the buildings will not affect the openness of the landscape to the South and West .The mature plantation to the immediate East of the site is *much higher than the buildings so no structure will protrude onto the skyline.* A new line of trees to the proposed bund to the North will further soften and hide the structures. All the concerns of the Inspectorate have been addressed in protecting the character of the area which will essentially remain open.

MAC 12/08