

Nick Hirst

From: Terry Prideaux <info@rbatownplanning.co.uk>
Sent: 13 March 2017 14:50
To: Nick Hirst
Subject: : Wheels Brook Farm - 2016/62/93837/W

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Hi Nick,

Further to your email in relation to the above and I would apologise for the delay in my response.

In answer to your questions;

1. Number of sheep

The application site is associated with 4.85 hectare of agricultural land which is in poor condition. The applicant intends improve the condition of the land and to introduce a sheep breeding programme. It has been outlined that the land will support between 12 and 20 ewes with lambs per 1 hectare with additional feed supplements on a rotation basis. Ewes will produce between 1 and 3 lambs and require the following straw bedded pen space. Based on an assumption of the lower level of sheep a total area of straw bedded floor space required would be approximately 24 m², each pen area equates to 24 m², allowance must be made for sheep that may need to be quarentened due to illness or for provision of additional sheep numbers. At the higher end of sheep numbers a total of 44m² would be required. The number of sheep and the level of building proposed is considered to be necessary for the purpose of sheep breeding.

<u>Type of Sheep</u>	<u>Straw-bedded floor (sq.m)</u>
Lowland ewes during pregnancy (60-90kg per head)	1.2-1.4
Lowland ewes with lambs up to six weeks of age	2.0-2.2

2. Why does the building have to be the size it is, has it been designed to comply with the relevant regulations/specifications?

The building has been designed to accommodate the above specifications in relation to sheep pens, the remining space is to accommodate the equipment necessary to maintain and improve the land condition. In terms of floor space not only the storage of materials is important but the free and safe movement around equipment is equally important to maintain good Health and Safety practices, farm machinery is extremely dangerous and its correct storage and maintenance is highly important. The proposed floor area provides a level of space to comply with health and safety practices. Whilst some hay will be provided form the land the majority will need to be bought in and stored in a dry area, to maximise storage the building has been design to a height that will accommodated 3/4large bales of hay/straw to minimise the impact upon floor space, in addition the height is also necessary to accommodate the sites tractor.

3. Are the proposed equipment, such as a baler/mover, proportionate to the needs of the relatively small scale operation proposed?

Whilst the amount of land that will be subject to hay production is limited a baler is still a necessity to provide bales. Whether 1 hectare or 100 hectare is subjected to baling one baler would still be required, equally the same principle would be of a mover, whether one bale needs move or several a move would be required. A significant proportion of straw and hay will be required to support the use and facilitites to move such items around is a necessity.

4. Was any other location considered for the barn?

In determining the location of the proposed barn a number of locations were considered by the applicant all of which were in prominent and locations isolated from the main dwelling house, these were discounted on Green Belt considerations. Whilst the proposed location requires significant engineering works, this location was identified as most suitable in terms of protecting the open character of the location and with the less intrusive reuse of the material excavated being distributed over the existing area evenly. The proposed location reuse land that over the passage of time has been used for garden space inappropriate to the green belt, the proposed use of agricultural is an appropriate use and more reflective of the areas character.

Should you require any additional information or wish to discuss this further please do not hesitate to contact me.

Kind regards

Terry Prideaux



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