

**PROPOSED LIVESTOCK SHELTER
AT MELTHAM HOUSE FARM, MELTHAM HOUSE LANE,
NEW MILL, HOLMFIRTH HD9 7HF
ON BEHALF OF
R & E MOSLEY**

**DESIGN AND ACCESS STATEMENT
AND PLANNING STATEMENT, INCORPORATING
AGRICUTLURAL JUSTIFICATION**



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1.0 Introduction

1.1 This proposal is to erect a livestock shelter ("the Application") at Meltham House Farm, Meltham House Lane, New Mill, Holmfirth, HD9 7HF ("the Site"). The Application is made on behalf of R & E Mosley ("The Applicant").

1.2 This document is designed to enable the local planning authority to understand the analysis which has underpinned the design and how it has led to the development of the scheme. This document explains the design and access issues that have been considered as part of this proposal and should be read in conjunction with the plans and drawings as submitted.

1.3 The proposed location is situated within the Green Belt and so consideration is given to how the Application complies with national and local planning policies as well as the agricultural justification that underpins the requirement for a new building.

2.0 Background

R & E Mosley inherited Meltham House Farm from their parents; the family have farmed there since 1966, during which time they were predominantly rearing indoor pigs, with a small number of sheep and cattle. The holding comprises approximately 20 acres of owned land in a ring fence around the farmstead. R & E Mosley purchased additional fields containing the Site approximately 7 years ago. As they no longer rear indoor pigs, more land was required to make the farm viable.

3.0 The Farming Business

The Mosleys now make approximately 110 large round bales and 1400 small square bales of hay and haylage per year. The land is then grazed from mid-August to the end of January by around 110 fat lambs. Six hardy cattle are soon to be purchased which will be outwintered. The land is good, well drained land and is capable of outwintering the right number and type of livestock.

4.0 Existing Buildings

There is one useful modern building at the farmstead, used for the storage of machinery and hay/haylage. There are two smaller attached buildings, one is used as a workshop and the other, which is only accessible through the larger, front building, is used as a machinery/implement storage.

5.0 Photographic Survey

Photo 1 shows the location of the proposed new building from the north, on the site of the current feeding area



Photo 2 shows the location of the proposed new building from the road

6.0 Requirements for a Building

The outwintering of livestock on the exposed hillside requires a shelter in times of inclement weather. The shelter will be permanently open for livestock to access as and when required. It will also allow winter feeding to take place indoors which will reduce erosion, run-off and pollution. The animals will be straw housed, producing farmyard manure, which will be spread on the land in accordance with the Farming Rules for Water.

7.0 The Design

7.1 Amount

- The proposal is for one small agricultural building.
- The total gross external floor area of the building will be 55.75 sqm

7.2 Siting

- The proposed site has been chosen to make use of a hardcore area which is used to feed the livestock, at the heart of the grazing land, where it is required, in a sheltered location, tucked into the hillside, adjacent to an existing road access,
- Throughout R & E Mosley's ownership and prior to this, the proposed site has been used as a livestock feeding area. The area that is cut out into the hillside with a hardcore base was once larger but has been filled in over time, reducing it to its current size. The site has been in its current cut-out and hardcore state for at least 40 years.
- The site has good accessibility for livestock, as well as for machinery bring feed, loading and unloading livestock and mucking out; no new access or hardstanding area is required. There is already a hardcore area to the front of the proposed building.
- The site is dug into the hillside, the roof design is monopitch, constructed from olive green roof sheets (RAL 1003020) which will mean the building is not overly prominent in the landscape and will blend in with the sloping hillside. Olive green shade has been chosen as it is felt it blends more naturally with the hillside. The cladding is timber Yorkshire boarding which is durable, economical, will provide adequate ventilation and have a natural look which will darken and blend in with time.

- Only a small amount of additional hillside is required to be dug out (16sqm), so there is negligible amount of on-site habitat loss by siting the building at this location.
- The building cannot be sited in the existing farmyard since this is not where it is required for the outwintering animals. The animals cannot have open access into the farmyard and they need to be able to have free access to the building when they require shelter. The site is on the winter grazing ground and in adverse weather the animals gather at the proposed site since it is naturally sheltered and where they are used to being fed.

7.3 Scale

- The proposed building measures 9.14m long, 6.10m wide, 3.66m high to the eaves and 4.72 to the ridge. A 12 degree roof slope has been chosen to give as low a ridge height as possible, whilst providing the minimum roof slope necessary for water-run off and internal ventilation for the livestock, whilst closely matching the slope angle of the hillside, which will allow the building to best blend in from surrounding views.

7.4 Landscaping

- Due to the building being nestled into the hillside and the monopitch green roof that slopes at a similar angle to the hillside, it is felt that the building will not be prominent in the landscape and that additional landscaping is not required.

7.5 Appearance of the Development

- The building will be concrete panels to 2m with timber Yorkshire boarding above. The roof will be olive green profile steel sheets. These materials have been chosen as appropriate for livestock housing, robust to last, and neutral in colour to blend in with the existing landscape and farm setting. With the location adjacent to the road and behind a dry stone wall, the building will not be prominent in the landscape, which is a key consideration in areas of Green Belt.

8.0 Access to the Development

There is already a good wide access gate on to the road adjacent to the site. The area inside the gate, around the existing water trough, to the front of the proposed building has a hardcore surface. No upgrade or alterations will be required.

9.0 Kirklees Local Plan

Policy LP54 sets out that the Council's policies on agricultural buildings in the Green Belt. It states that new buildings for agriculture will normally be acceptable provided the building is genuinely required for the purposes of agriculture, a good reason has been provided if the building cannot be sited in close association with other existing agricultural buildings, there will be no detriment to the amenity of nearby residents and the design and materials have regard to relevant design policies. This statement sets out how these requirements have been met.

10.0 National Planning Policy Framework (NPPF)

10.1 The NPPF is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development.

10.2 Paragraph 9 states that local planning authorities should not regard the construction of new buildings for agriculture purposes as inappropriate in the Green Belt.

10.3 Paragraph 28 of the NPPF states that, "planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

10.4 Section 7 of the NPPF relates to the requirement for good design. This statement has shown how the proposal has been designed to fit best with its surroundings while meeting the agricultural requirement it is intended for.

11.0 Conclusion

11.1 The proposal is for the erection of a modest agricultural building which is necessary for the sheltering and feeding of outwintering livestock.

11.2 By taking into account the landscape and the characteristics of the site and its surroundings, a proposal has been finalised which seeks to ensure that the most appropriate design, appearance and location has been selected.

11.3 The proposed layout, location, character and building materials are sympathetic to the surrounding landscape and existing use of the site, ensuring that the proposal will not have an adverse impact on the surrounding countryside or on the openness of the Green Belt.

11.4 This location has easy access, being located adjacent to an existing road access, on an area of existing hard surface.

11.5 The proposal is considered to be policy compliant and it is requested that the Local Planning Authority approves this Application without delay in accordance with paragraph 14 of the NPPF.