

**PROPOSED CATTLE BUILDING
AT HEALEY FARM, HEALEY LANE, BRIESTFIELD,
DEWSBURY, WF12 0NT**

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



CONTENTS

	Page
1.0 Introduction	3
2.0 Background	3
3.0 The Farming Business	3
4.0 Existing Buildings	4
5.0 Photographic Survey	4
6.0 Requirements for a Building	5
7.0 Design and Access: Appraising the Context	6
8.0 The Design	7
9.0 Access to the Development	8
10.0 Animal Welfare	8
11.0 Environmental Considerations	9
12.0 High Peak Borough Council Local Plan	9
13.0 National Planning Policy Framework	9
14.0 Conclusion	10

1.0 Introduction

1.1 This proposal is to erect an agricultural building for housing and finishing cattle ("the Application") at Healey Farm, Healey Lane, Bristfield, Dewsbury, WF12 0NT ("the Site"). The Application is made on behalf of M Worsley ("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, 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

2.1 Mr and Mrs Worsley came to Healey Farm approximately 34 years ago. During most of this time they had a suckler herd, sheep flock and milk round. More recently the family has moved in to finishing beef cattle and finishing sheep. The farm has grown in size and the livestock in number over the years to provide full-time work and an income for the next generation.

3.0 The Farming Business

3.1 The holding comprises 68 acres of owned land in a ring fence around the farm plus a further 15 acres of owned land at Barnsley. In addition, the family rent a further 47 acres nearby.

3.2 The livestock comprises approximately 600 head of cattle at any one time, all are finished and sold through a local slaughterhouse at Liversedge. Weaned calves are purchased from a neighbouring dairy farm at 3-4 months old, reared outdoors on grass through the spring and summer, housed indoors over winter and autumn and all are finished indoors on corn. In addition to the cattle, approximately 600 head of store lambs are purchased in autumn, housed indoors over winter or sent away for wintering, then all are finished indoors on corn. and sold through the local slaughterhouse. All livestock are straw bedded in open covered housing.

3.3 The farm grows some of its own corn, approximately 30 acres growing winter feed barley, producing a small amount of bedding straw. Approximately 30 acres is used to grow 3 cuts of silage. With such a large amount of livestock housed over winter and finished indoors, a huge amount of corn, silage, hay and straw has to be purchased and stored.

4.0 Existing Buildings

4.1 There are several modern purpose buildings at Healey Farm, most are used for housing and rearing cattle, one for housing and rearing sheep, one for corn storage, one for straw and fodder storage and another used as a machinery workshop. There is no building space to store machinery and implements which all have to be stored outside on a yard.

5.0 Photographic Survey

The following photographs illustrate the proposed site:



From the west the proposed building will be on the edge of the cluster of existing buildings rather than an entirely new feature in the landscape



From the north the building will be in line with and merge in with the existing cluster of buildings. The ridge height will be below the ridge height of existing buildings

6.0 Requirements for a Building

6.1. The number of cattle will be increased by just under 200 head over the next 12 months or so. Furthermore, the number of store lambs being fattened is to increase 400 head. Sheep will then take up the whole of the building currently shared between sheep and cattle at the southeast of the yard. The requirement per head for near fat cattle weighing 600-699kg is 6.8sqm, which would fit approximately 150 head in the new building. However, there will be a range of different ages in different pens from calves through to fattened. The cattle building that is being lost currently holds approximately 100-150 head of cattle depending on age.

6.2 The building will allow the necessary expansion of the farm business, helping to provide job security to the next generation.

7.0 Design and Access: Appraising the Context

7.1 This appraisal of context included the following process:-

7.2.1 Assessment of the site's immediate and wider context:-

- A site visit was made to assess the site and the surroundings in which it sits.
- The existing site was reviewed, as was its location in relation to surrounding features, public areas, and residential properties.
- The location of public footpath DEW/73/10, being 7m from the centre of the hedge line, has been taken into account in a revised, smaller building, allowing sufficient space for the footpath to be unaffected by the new building.
- Full account was taken of the rural characteristics and nature of the locality. In addition the site has been identified as being situated within the Green Belt.
- Factors impacting the exact location of the building include the following considerations: - accessibility and proximity to the farmyard and cattle handling facilities; the existing buildings and how the new building will best fit with these; the natural lie of the land, visibility from nearby residential properties.

7.2.2 Involvement

- Professional input has been provided by Ruth Woodcock, a Rural Practice Chartered Surveyor with considerable experience in rural planning matters. This ensured that valid planning considerations were addressed in the site proposal.

7.2.3 Evaluation

- Using the information that has been collected, the design has been formulated, and access principles established.
- The design has taken into account the context of the site location and its surroundings, ensuring that the proposal will be of the appropriate size, scale and design to meet requirements whilst blending in with the existing landscape as much as possible.

7.2.4 Design

- Bringing together the above three elements, a design has been produced which will fit in with the site location and not detract from the visual amenity or the wider rural landscape, whilst meeting the requirements of the farm business.

8.0 The Design

8.1 Amount

- The proposal is for one cattle building plus a small extension to the farmyard
- The total gross external floor area of the building is 966sqm
- The total area of the yard extension is 317sqm

8.2 Siting

- The proposed siting has been carefully chosen for the least visual impact, to sit best with the existing buildings. The building will line up with the existing buildings and be of lower ridge height. The location makes use of the existing farmyard to the rear of the buildings and avoids the need for any new access track.
- Being located along the length of the existing farmyard allows access to feed barriers all along the front elevation
- It is felt that the single linear timber rear elevation will give a more pleasing view to the residential properties to the north than the various gable ends and silage bales currently in view.
- The adjacent hedge to the east gives partial screening.
- The nearest residential property that will be able to see the building is approximately 130 metres away to the north. The view is largely screened by the woodland in the bottom of the valley.

8.3 Scale

- The proposed building will be 79.25m long, 12.19 wide, 4.57m high to the eaves and 6.30m high to the ridge. This is the minimum height and roof slope (15 degrees) required to provide adequate ventilation for the cattle and to be able to enter and exit the building safely with farm machinery for feeding and scraping out. The building has a 1.37m cantilever to protect the feed area from rain and snow.
- There is already a good hard track to access the site and plenty of room within the yard for turning vehicles around during construction and for entering and exiting the building to scrape out etc.

8.4 Landscaping

- As the building sits on the edge of the existing cluster of buildings, will be less visually intrusive than the current view of various gable ends, and with the

woodland to the north providing screening from the residential properties to that side, it is not felt that landscaping is necessary but the Applicant is open to suggestions if the LPA feels it necessary. The building is largely constructed of neutral, natural colours and materials.

8.5 Appearance of the Development

- The building will be concrete panels to 3m the rear elevation and gable ends, with timber Yorkshire boarding above. The front will be open with feed barriers all along the length. The roof will be grey fibre cement sheets. The natural colours and appearance of the building have been chosen to best blend in with the landscape and the existing buildings, to which it will match.
- The building is to be constructed of good quality robust materials which will withstand the elements and provide required ventilation for the livestock. The gable end faces the prevailing weather to provide maximum protection for the livestock in winter.
- The natural screening by the woodland to the north trees, the location of the building on the edge of the existing cluster of buildings, the materials and colours of the building keep the proposal in keeping with the current situation. This is a key consideration in areas of Green Belt.

9.0 Access to the Development

9.1 There is already a good access along Healey Lane from Briestfield Road and from the existing farmyard to the building.

9.2 The building will not create any additional movements to and from site following construction.

9.3 There is ample turning space within the existing farmyard, which has been made slightly wider to account for the cantilever, the increased number of livestock and increased number of silage bales that will be required to be stored.

10.0 Animal Welfare

10.1 The building is designed in accordance with the highest standards of animal welfare and will provide sufficient space, warmth, shelter and ventilation as necessary for the livestock within.

11.0 Environmental Considerations

11.1 The livestock will be housed on straw bedding and the building will be capable of holding all farmyard manure until such time as it is possible to spread it on the land in accordance with the Farming Rules for Water.

11.2 Surface water falling on the rooftop of the building will be directed by black uPVC rainwater goods to water tanks situated against the building, providing drinking water for the livestock.

11.3 The building will be built with materials purchased from local supply merchants and local contractors are to be used for constructions, keeping the carbon footprint to a minimum.

11.4 A sparrow terrace made of durable weatherproof material will be positioned under the eaves on the northwest elevation towards the east end.

12.0 Kirklees Local Plan

12.1 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, the building can 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.

13.0 National Planning Policy Framework (NPPF)

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

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

13.3 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.

13.4 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 and protect the surrounding landscape and Green Belt, while meeting safety and animal welfare requirements.

14.0 Conclusion

14.1 The proposal is for the erection of an agricultural building which is necessary for the winter housing and finishing of cattle.

14.2 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.

14.3 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.

14.4 This location sits best with the existing cluster of buildings and has easy access to the existing farmyard, silage and cattle handling facilities.

14.5 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.