

**PROPOSED CATTLE BUILDING
AT 1 WEST VIEW, BROWN KNOLL'S ROAD,
THURSTONLAND, HD4 6XG**

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



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1.0 Introduction

1.1 This proposal is to erect an agricultural building for housing cattle and storing hay and straw ("the Application") at 1 West View, Brown Knoll's Road, Thurstonland, HD4 6XG ("the Site"). The Application is made on behalf of JE & DA Gaunt ("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 David Gaunt, who farms with his father, is the third generation on this family farm. His grandfather came to the farm 60 years ago and the farm has always been a mixed sheep and beef operation. The farm has grown in size and the livestock in number over the years to continue to provide full-time work for the next generation.

3.0 The Farming Business

3.1 The holding comprises 60 acres of owned land, largely in a ring fence around the farm plus a further 90 acres of rented land in local villages on long term agreements.

3.2 The livestock comprises approximately 100 head of cattle at any one time and 160 sheep, of which there are 65 breeding ewes. The cattle are predominantly registered pedigree Charolais and are sold off the farm and through markets for breeding. The bulls are sold as stock bulls to other breeders and the females are either kept as replacements or sold as breeding cows to other herds all over the UK. There is a small number of cross-bred cattle, the calves of which are fattened and sold through a local abattoir. The sheep are producing lambs which are finished for meat and sold through Holmfirth market or bought by local butchers. All the cattle are housed indoors over winter and lambing takes place indoors.

3.3 Approximately 60 acres is used to grow hay and haylage, some of which is cut twice, producing 550 large round and 2,500 small square bales of hay and haylage. With a large amount of livestock housed over winter and fattened, a large amount of feed and straw has to be purchased and stored.

4.0 Existing Buildings

4.1 There is only one large steel portal framed building on the farm, the remainder being various lean-tos and additions to the original stone barn, mostly with low eaves height and awkward manouervabilitiy. All the builidngs are in use housing cattle, storing machinery, straw, feed and fodder, as well as being used for lambing, as shown on the block plan.

5.0 Photographic Survey



The proposed site from the west. The building is adjacent to the existing steep portal frame of similar proportions and constructed of the same materials.

6.0 Requirements for a Building

6.1. Due to the demand for the pedigree Charolais the number of cattle continues to be increased. 10 further heifers will be retained this year so additional winter housing is required.

6.2 The increase in Charolais cattle compared to the crossbred cattle has meant the vast majority of male calves are kept entire and not castrated to be sold for beef. Bulls require more space than bullocks and also to be kept in smaller numbers per pen to avoid fighting, which requires more space. Building space requirement has therefore increased over the last few years.

6.3 Most of the calves used to be sold as stores, but the crossbred cattle are now fattened, plus the pedigree cattle are kept until breeding age. All the cattle on the farm are therefore kept longer and to a much bigger size which requires more building space.

6.4 Due to the increase in cattle, livestock have to be kept in buildings designed to store hay and straw, meaning less hay can be stored and more silage has to be produced, which requires wrapping. This is expensive and bad for the environment.

6.5 The majority of the existing buildings are old and not of portal frame construction. They are not designed for modern machinery. Two of the buildings where cattle are kept have to be scraped out by hand.

6.6 The new building will have four bays used for cattle and one bay used for hay and straw storage.

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.

- 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 existing 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 area of concreting to allow for access and feeding
- The total gross external floor area of the building is 371.55sqm
- The total area of the concrete track and feed area is 266.08sqm

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 on the eastern edge. It is as close to the existing buildings as it can be. The location makes use of the existing concrete track to the west of the adjacent building.
- The adjacent hedge to the north gives partial screening. The site is screened from the south by the adjacent buildings and the east by woodland.
- The nearest residential property that will be able to see the building is approximately 350 metres away to the southwest. The building will look the same as the adjacent building and so the view will not be noticeably altered.

8.3 Scale

- The proposed building will be 30.48m long, 12.19 wide, 4.57m high to the eaves and 6.20m 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.
- 266.08sqm of concrete is required to access the building for feeding and scraping out.

8.4 Landscaping

- As the building sits on the edge of the existing cluster of buildings, will not be a strikingly different feature, and will be largely screened from the north, south and east, 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 2m the rear elevation and gable ends, with pale grey fibre cement cladding above. The front will be open with feed barriers all along the length. The roof will be pale 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 adjacent building, to which it will match exactly.

- 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 hedge to the north, woodland to the east, the location of the building on the edge of the existing cluster of buildings and 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 from Brown's Knoll Road through the existing farmyard.

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

9.3 The new concrete area will allow for easy access and egress to the building for feeding and scraping out.

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. The floor will be sloped to the rear to catch any effluent run-off.

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.

11.3 Swallow nests will be positioned under the beams on the inside of the building. Swallow are known to nest in the area.

11.4 The building will allow more hay/haylage to be stored, reducing the need for plastic wrap.

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 and storage of hay and straw.

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.

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.