PROPOSED POULTRY BUILDING

AT BOLSTERMOOR FARM, GOLCAR, HUDDERSFIELD, HD7 4JU

DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT, INCORPORATING AGRICUTLURAL JUSTIFICATION

Woodcock Rural Surveyors Ltd

RURAL PRACTICE CHARTERED SURVEYORS & AGRICULTURAL VALUERS

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1.0 Introduction

1.1 This proposal is to erect an agricultural building for the housing of up to 1500 laying hens ("the Application") at Bolster Moor Farm, Golcar, Huddersfield, HD7 4JU ("the Site"). The Application is made on behalf of Messrs C & S Haigh ("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 The Farming Business

2.1 The holding comprises approximately 70 acres of land, 22.5 acres of which are owned in proximity to the proposed site.

2.2 The existing livestock comprises approximately 200 Limousin X store calves and 300 Texel X ewes, which are all sold fat through Bolster Moor farm shop.

2.3 Approximately 200 large round bales of silage and haylage are produced on the holding to feed the livestock, some of which are stored in the field close to the proposed site and can be seen in the site photographs.

3.0 Photographic Survey

The following photographs illustrate the proposed site from the farmyard and the surrounding landscape.

Looking west at the site from Drummer Lane, and the access gate that will be used

Coming from the west along Bolster Moor Road the site is hidden behind the existing ex-poultry sheds on Bolster Moor Road two fields across

The proposed building will be similar in size and form to the building on the RHS of the two buildings shown above, two fields north of the proposed site across Bolster Moor Road. The proposed building will be one foot lower to the eaves, will have a lower ridge height and will be clad in darker brown and grey

The proposed building will be similar in appearance to the ex-poultry sheds two fields to the west along Bolster Moor Road, clad in dark creosoted brown timber with profile dark grey roof sheets

The site viewed from the south along Meeting House Lane, it is the far side of the second drystone wall in view

4.0 Requirements for a Building

4.1. The building will be used for the housing of up to 1500 laying hens. The re-introduction of a small poultry unit to the farm (Messrs Haigh previously kept 10,000 hens) allow expansion of the farm business, diversification across another enterprise and for the farm shop to meet egg demand, whilst taking up a very small area of land with zero infrastructure requirement.

5.0 Design and Access: Appraising the Context

5.1 This appraisal of context included the following process:-

5.2.1 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.
- Pre-application advice was sought surrounding potential issues with location and proximity to residential dwellings.
- 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: distance from residential dwellings was considered essential following concerns raised by nearby residents when the building was proposed to be located close to the existing farmyard; accessibility and proximity to the applicant and to the road network was also considered essential to negate the need for new infrastructure and keep vehicle journeys to an absolute minimum.

5.2.2 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.

5.2.3 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 landscape as much as possible.

5.2.4 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.

6.0 The Design

6.1 Amount

- The proposal is for one small agricultural building
- The total gross external floor area of the building will be 167 sqm

6.2 Siting

- The proposed siting has been chosen to be far enough away from residential properties so as not to cause a nuisance.
- The site is close to an existing field access on to Drummer Lane and is close enough to the road, negating the need for a new entrance or access track.

- The building has been located against a drystone wall boundary, to reduce protrusion into the landscape.
- The building is of similar design, colour and proportions to the ex-poultry sheds two fields away to the northwest on Bolster Moor Road, and the two timber sheds two fields away to the north off Drummer Lane. The ex-poultry sheds and associated conifer trees help screen the site from views on Bolster Moor Road from the northwest.
- When viewed from Meeting House Lane, almost half the vertical elevation of the shed will be screened behind two drystone walls.
- It is proposed to plant six native broadleaved trees along the Drummer Lane boundary which will help to screen the site from views to the northeast.
- The building has been sited well away from and out of the view of the nearest residential properties to the northeast and southeast, which do not have windows facing on to the site.
- The nearest residential property is 100 metres away.

6.3 Scale

- The proposed building will be 18.29m long, 9.14m wide, 3.05m high to the eaves and 4.27m high to the ridge. The height has been kept to an absolute minimum, whilst still providing adequate ventilation for the poultry with a 15 degree roof slope. The building is of modest size whilst providing sufficient space for enough hens to allow it to be a commercially viable enterprise.

6.4 Landscaping

- It is proposed to plan six field maple (Acer campestre) trees along the boundary with Drummer Lane at equal spacing of 15 metres, 1.5 metres away from the wall. This is an attractive British native broadleaf tree, which will help to screen the building from Drummer Lane. This is a hardy tree, that should grow well at this exposed location. The trees will be protected from grazing livestock with timber post and rail fencing in a 1m x 1m x 1m triangle.

6.5 Appearance of the Development

- The building will be clad in timber treated with dark brown creosote. There will be two 6' wide x 10' high steel doors, finished in Van Dyke brown to match the cladding. The roof will be profile steel sheets finished in anthracite grey.
- These natural colours have been chosen to best blend in with the landscape, drystone walls, and the nearby buildings to the northwest.

7.0 Access to the Development

7.1 There is an existing gated field access, 3.6m wide, adjacent to the proposed site. The building will be set back 9m from the gate to allow a vehicle to pull off the road for daily egg collection. The Applicant lives across the road from the site, will walk across and open the gate, allowing the vehicle to pull straight off the road. Visibility exiting the field is good, with sight lines all the way to the junction in either direction as shown on the block Plan.

7.2 Type I MOT crushed limestone will be laid in the gateway, after removing 3 inches of topsoil to prevent the entranceway becoming muddy in winter and mud being dragged out on to the highway. The crushed stone is small enough to allow it to be well compacted into the ground once it is well rolled in. This will prevent loose stone being dragged out on to the highway but allow the area to remain permeable and, once grass has grown back through the stone, be less visually intrusive in the landscape than hardstanding.

7.3 Construction of the building will take approximately 2 weeks during which time one vehicle will arrive on site, two on the day the steelwork and concrete is being delivered. Once every 18 months hens a new batch of hens will be delivered in a transit van.

7.4 The proposal will create one daily vehicle movement collecting the eggs, by the Application who lives directly across the road. The bulk of the eggs will be sold through the adjacent farm shop and will be delivered on one of several daily journeys already made. Checking the poultry, feeding and watering will be carried out on foot.

7.5 There is ample turning space between the proposed building and field gate.

8.0 Animal Welfare

8.1 The building is designed in accordance with the highest standards of animal welfare and will provide sufficient space, warmth, shelter and ventilation for the housed hens.

8.2 The building will be naturally ventilated which is considered sufficient for the size of building, number of hens and method of housing (deep litter).

8.3 The building is to be constructed of good quality robust materials which will withstand the elements and provide required ventilation for the poultry. The roof (with anti-condensation coating) is corrugated steel box profile sheets, which are self-ventilating. There is a 150mm gap between the two sheets at the apex where they meet. There is a flat steel sheet along the length of the ridge. The ridge sheet sits on top of the uppers of the box profile and is bolted to them, whilst the lowers provide a natural ventilation gap all along the length of the ridge.

9.0 Environmental Considerations

9.11 The poultry will be housed on sawdust and the building will be capable of holding all farmyard manure for each 18 month laying cycle. Between cycles the shed will be completely emptied and thoroughly disinfected. Farmyard manure will then be spread on the land in accordance with the Farming Rules for Water.

9.2 A sparrow terrace made of durable weatherproof material will be positioned under the eaves on the southeast elevation.

9.3 There is just one staff member (the Applicant), as it is a very small laying unit. Inside the building it is one open space, there are no divisions within the building. The applicant will be in the building for around one hour per day filling feed and water stations and collecting eggs. Twice a week he will be in for two hours a day bedding up.

9.4 Hens are generally quiet, making low-level noise, especially when kept completely indoors in a closed building; there will be no roosters kept on site.

9.5 The hens are to be kept on dry bedding, so minimal odour will be produced. Odour directly correlates to moisture levels. Bedding will be topped up twice a week to keep it dry. There will be little odour escaping from the closed building. A handheld ammonia sensor will be used to detect changes in ammonia levels. No dust will be escaping from the closed building. Flies will be kept under control with pest control tapes treated with insecticide. As the hens are kept in a closed building on dry

bedding, there won't be flies around the site. A desktop SCAIL odour assessment has been undertaken, which shows that there is no exceedance of odour or particulate matter at the nearest dwelling receptor sites.

10. Climate Change Statement

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

10.2 The building will be built by a local contractor with materials purchased locally, keeping the carbon footprint to a minimum. The majority of the building is constructed from timber, which is considered a sustainable material. Robust materials, requiring little maintenance have been chosen.

10.3 Being located closed to the farmyard, where the majority of the daily visits to the building can be made on foot, this is considered a sustainable venture.

10.4 Roof lights will provide natural lighting, and ventilation will be provided naturally, so there will be no energy requirement from the building.

11.0 Kirklees Local Plan

11.1 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, with the building being sited as close to the existing farmyard as possible, whilst far enough away to be of no detriment to nearby residents.

12.0 National Planning Policy Framework (NPPF)

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

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

12.3 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.

12.4 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.

13.0 Conclusion

13.1 The proposal is for the erection of a modest sized agricultural building which is necessary for the housing of laying hens.

13.2 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.

13.3 The proposed layout, location, character and building materials are sympathetic to the surrounding landscape and existing use of the surroundings, ensuring that the proposal will not have an adverse impact on the surrounding countryside or nearby residents.

13.4 This location has easy access to the highway using an existing access on to Drummer Lane, which is across the road from the existing farmyard.

13.5 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.