

**PROPOSED AGRICULTURAL BUILDING
AT BROMLEY FARM'S BIRDSEDGE FARMYARD.
CUMBERWORTH LANE, BIRDSEDGE, HD8 8XW**

**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 the storage of fodder ("the Application") at Bromley Farm's Birdsedge Farmyard, Cumberworth Lane, Birdsedge, HD8 8XW ("the Site"). The Application is made on behalf of J R Horn ("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 93.90 acres of land, approximately half of which is owned at the farm at Upper Cumberworth, just over one mile away.

2.2 Mr Horn has farmed beef cattle for over 60 years and is now helped by his son. The livestock comprises around 80 head of purebred Limousin cattle, which are sold fat through Selby market.

2.3 Mr Horn has used the farmyard at Birdsedge in conjunction with his farm for over 40 years; the last of the three buildings was erected 11 years ago.

2.4 All the cattle are housed over winter; calving is all-year round, with calving also indoors. All cattle are housed in the buildings at Bromley Farm.

2.5 Approximately 15 acres of corn is grown and around 700 large round bales of silage and hay are produced on farm to feed the livestock.

3.0 Photographic Survey

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



The three existing farm buildings at the Birdsedge Farmyard. The new building will attach to the building on the RHS of the photograph



Looking north at the site of the proposed new building

4.0 Requirements for a Building

4.1. The buildings at Bromley Farm are all utilised for cattle. No cattle are kept at the site at Birdledge. The grass is mown for fodder and the buildings are used for storage of grain, machinery and hay. The hay store is full, holding just over 400 bales, meaning that all the additional bales have to be wrapped and stored outside. The Applicant wishes to make more hay, which needs to be stored inside, and reduce the need for expensive and wasteful plastic wrap. The new building will store approximately 190 bales.

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 modest sized agricultural building
- The total gross external floor area of the building will be 222 sqm
- The area of the stone apron required for access to the front of the building is 51 sqm

6.2 Siting

- The proposed siting has been chosen as it is adjacent to the existing buildings in the existing farmyard.
- The site is close to an existing access on to Cumberworth Lane, which has good sight lines in both directions, which is 72m/to the junction to the east and 290m to the west.
- The site is not in view of any residential properties; the nearest residential dwelling is 80m away across the main Penistone Road.
- The site is not visible from the north or from Penistone Road due to the lie of the land. The proposed tree planting along Cumberworth Lane will help to hide the whole complex of buildings from that road.

6.3 Scale

- The proposed building will be 18.29m long, 12.19m wide, 3.66m high to the eaves and 5.29m high to the ridge. The building dimensions and height have been kept to an absolute minimum, whilst still providing adequate ventilation, using a 15 degree roof pitch, for fodder storage, and safe entry and exit with farm vehicles.
- The proposed stone apron only extends as far as the end of the door and is just wide enough to allow turning with a tractor and trailer.

6.4 Landscaping

- It is proposed to plant ten field maple (*Acer campestre*) trees along the boundary with Cumberworth Lane at equal spacing of 5 metres, 1 metre away from the wall. This is an attractive British native broadleaf tree, which will help to screen the buildings from Cumberworth Lane. This is a hardy tree, that should grow well at this exposed location (approximately 300 metres above sea level). The trees don't need to be protected from grazing livestock but will have standard tree guards for protection from rabbits.

6.5 Appearance of the Development

- The building will be clad in timber to give it a natural appearance and to match the existing buildings. The roof will be anthracite grey profile fibre cement sheets which will match the existing buildings and also have a natural appearance in keeping with the stone buildings in the locality.
- There will be a single galvanised steel roller shutter door in the south gable end, 12' high x 15' wide.
- These natural colours have been chosen to best blend in with the landscape, drystone walls, adjacent buildings and stone buildings of the locality.
- The eaves height will be 12' to match the adjacent building.

7.0 Access to the Development

7.1 There is an existing 20' wide, double gated access to the farmyard. The buildings are fronted by a stoned yard, which will extend in front of the door to the new building, of sufficient width (20') to allow turning of tractors and trailers. Visibility exiting the farmyard is good, with sight lines shown on the block plan.

7.2 The topsoil will be scraped off to 6 inches and laid with dark coloured road planings to match the existing farmyard and be unobtrusive visually.

8. Climate Change Statement

8.1 Surface water falling on the rooftop of the building will be directed by black uPVC rainwater goods to a soakaway in the field.

8.2 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.

8.3 Reducing the requirement for plastic wrap, this is considered an environmentally friendly, sustainable venture.

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

9.0 Kirklees Local Plan

9.1 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 all 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 and protect the surrounding landscape and Green Belt, while meeting safety and ventilation requirements for storing hay.

11.0 Conclusion

11.1 The proposal is for the erection of a modest sized agricultural building which is necessary for the storing of hay.

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 farmyard, ensuring that the proposal will not have an adverse impact on the surrounding countryside or nearby residents.

11.4 This location has easy access to the highway using an existing, good access on to Cumberworth Lane.

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.