

**PROPOSED STRAW, FODDER AND MACHINERY STORE  
AT HEALEY FARM, HEALEY LANE, BRIESTFIELD,  
DEWSBURY, WF12 0NT**

**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 straw, fodder and machinery ("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 and one 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. Since the last application which was submitted for a cattle building, cattle numbers have increased and the former straw and fodder store is now full of cattle.

**5.0 Photographic Survey**

The following photograph illustrates the proposed site:



From the southwest the proposed building will be on the site of the existing stone yard, adjacent to the existing cattle building/workshop, which will be of the same eaves and ridge height and materials

## **6.0 Requirements for a Building**

6.1. The number of cattle is being increased by just under 200 head. Furthermore, the number of store lambs being fattened is increasing by 400 head. Sheep will then take up the whole of the building that is currently shared between sheep and cattle at the southeast of the yard. A new cattle building is currently being applied for to house the majority of the herd increase. 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. Cattle numbers have started to increase, and the fodder/straw store is now full of cattle. This meant straw had to be stored outside over winter, which has led to a large amount of spoiling, a loss of approximately £5,000 of straw.

6.2 The building will provide undercover storage of fodder, straw and machinery.

## **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, primarily how it would sit in the existing farmyard in relation to existing buildings, access and requirements and visually amenity from nearby 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.

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 agricultural storage building
- The total gross external floor area of the building is 669sqm

#### 8.2 Siting

- The proposed siting has been carefully chosen for the least visual and environmental impact, to sit best with the existing buildings. The building will line up with the existing buildings and be of the same eaves and ridge height. The location makes use of the existing farmyard and avoids the need for new hardstanding or a new access.
- Being located alongside the buildings with good access from the farmyard makes feeding and bedding up an efficient task.
- The nearest residential property that will be able to see the building is approximately 220 metres away to the north. The view is largely screened by the woodland in the bottom of the valley and the new arrangement will look largely the same as the existing arrangement.

#### 8.3 Scale

- The proposed building will be 36.58 long, 18.29 wide, 6.40m 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 storage and ventilation for the straw bales and to match the eaves and ridge height of the adjacent building so it looks in keeping.
- There is already a good access to the site and yard area to the front for entering and existing safely with farm machinery.

#### 8.4 Landscaping

- As the building sits on the edge of the existing cluster of buildings, and the landscape will look largely the same as it does now, 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 with timber Yorkshire boarding above to two sides. The front will be open and one side will be the adjacent existing building. 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 protection from the elements as well as ventilation for the straw and fodder. The open front away from the prevailing weather and the attachment to the adjacent building reduces building materials required and cost.
- 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. The proposal utilises an existing area of hardstanding and existing concrete panel walls so will cause minimal harm to the openness of the Green Belt. 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 Bristfield 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 to the front of the building.

### **11.0 Environmental Considerations**

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

11.2 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 Utilising existing concrete panels for the walls and an existing building for one side, building materials have been kept to a minimum.

## **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 covered storage of straw, fodder and farm machinery.

14.2 By taking into account the landscape, the existing layout of the site and its surroundings, a proposal has been finalised which seeks to ensure that the most appropriate design, appearance and location have 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 and buildings where the straw and fodder are required.

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.