

RYEDALE DM

- 8 OCT 2012

DEVELOPMENT
MANAGEMENT

DESIGN, ACCESS & PLANNING STATEMENT

**ERECTION OF AN AGRICULTURAL LIVESTOCK BUILDING AT
CARVILLS PIT, MAIN ROAD, WEAVERTHORPE**

Introduction

This report has been commissioned by Mr Patrick Giles of 2 Coastguard Hill, Speeton, Filey, YO14 9TF.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 14 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

Background Information

The applicant has recently purchased the application site which extends to 1.2 acres of land, located at the junction of Main Road and Driffield Road, Weaverthorpe. The site is a former quarry which has been cut into the hillside. The site is level with surrounding ground level on the northern boundary, and some 7m below existing ground level at the southern boundary.

The site is fully enclosed by mature hedgerows and shrubs to all aspects.

The applicants propose to invest in the construction of a livestock building on the holding. The proposal is to enable the applicant to commence with an agricultural business as a new entrant into the industry. The proposed livestock building will be used for the rearing of pigs on the straw based system from 40kg through to 100kg finished weight. The proposed development will provide an income stream for the holding and create employment for the applicant.

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The Proposed Development

The proposed development involves the erection of a livestock building extending to 30.48m x 15.24m, and will house 400 pigs per batch, rearing from 40kg through to 100kg finished weight. The building will operate with 4 batches per annum.

Amount

The proposal is for the erection of 1 No. livestock building extending to 30.48m x 15.24m with an eaves height of 3.657m and a ridge height of 5.653m. The proposed building will house 400 pigs.

Use

The proposed buildings will be used for the rearing and finishing of pigs on a straw based rearing system.

Piglets are delivered to the site at 40kg. The piglets will be reared within the building for approximately 13 weeks until they reach finished weight, when they are removed from the site.

The proposed unit will operate on an all in all out system, with 4 batches of pigs per annum, including down time for cleaning and washing out the building.

The fitting out of the building includes an auger fed feeding system, together with drinkers. Ventilation within the building is natural, utilising gale breaker adjustable curtains in the east and west elevations to control airflow.

The building will be cleaned out after each batch of pigs. Manure will be removed from the site for field storage and spreading as an agricultural fertiliser by arrangement with neighbouring farmers. Manure will not be stored on the site.

Following removal of the manure, the building will be power washed in preparation for the next batch of pigs.

Layout

The proposed building has been sited in the south west corner of the site. The existing site floor is hardstanding. The proposal includes a formal parking and turning area for vehicles. A new access to the site is proposed as part of the development proposals.

Scale

The proposed building extends to 30.48m x 15.24m with an eaves height of 3.657m and a ridge height of 5.653m. The proposed building will house 400 pigs on a straw based system.

Landscaping

The proposed building has been located within the existing quarry area. The boundaries of the quarry are enclosed by mature hedgerow planting. The nature of the site is such that the combination of the excavated site and boundary planting is such that the building will not be visible within the landscape.

Appearance

The proposed building is a purpose built livestock building. The wall materials are concrete panels and adjustable gale breaker curtains in juniper green. The roof material is fibre cement sheeting in anthracite grey.

Access

Access to the site will be provided by a new access in the north east corner of the site. The existing access is located in the north west corner of the site, close to the junction with Driffield Road. This access will be closed up and relocated to the north west corner of the site to reduce the potential for conflict with the existing road junction.

A parking and turning area is proposed to the north of the proposed building.

The proposed development is a low traffic generating use, creating the following movements.

Pig delivery – 2 lorries per batch (4 batches per annum)

Feed Delivery – 1 per week

Finished Pig Removal – 2 per week during weeks 11-13 of each batch

During a normal week there will be one feed delivery. At the beginning of each batch, 2 piglet deliveries, and at the end of the batch there are 2 lorries per week for 3 weeks to remove the finished animals.

Planning Policy

The National Planning Policy Framework was introduced on 27th March 2012, and provides a presumption in favour of sustainable development. Paragraph 28 of the NPPF provides support for economic growth and the development of agricultural businesses at paragraph 28.

“ 3. Supporting a prosperous rural economy

28. 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. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;”

The proposed development is for the sustainable development of an agricultural business through diversification into a new agricultural enterprise. The proposed development is therefore compliant with the aims of National Policy in the NPPF.

Local Planning Policy

Policy AG2 of the Ryedale Local Plan relates to new agricultural buildings.

Policy AG2 - New agricultural buildings

Proposals for new agricultural buildings (other than intensive livestock units) which require planning permission, will be permitted provided that the following criteria are met:

- (i) The buildings are located within or adjacent to an existing group of buildings, unless it can be demonstrated that a more isolated location is essential or appropriate. Where an isolated location is necessary, the site chosen should minimise the impact of the buildings on the character and appearance of the countryside;**
- (ii) Where the proposal is for the erection of buildings which would be prominent within the landscape, a satisfactory landscaping scheme which accords with the provisions of Policy ENV7 is provided;**
- (iii) The buildings are of a design which is sympathetic to their surroundings in terms of their scale, materials, colour and architectural detail;**
- (iv) The proposal will not have a material adverse impact on the character or setting of local settlements or the amenity of existing residents;**
- (v) The proposal will not have a material adverse impact on sites of nature conservation value or archaeological or historic importance;**

(vi) The proposal is compatible with the landscape policies of the Plan;

(vii) The proposal will not create conditions prejudicial to highway safety.

Proposals for new agricultural buildings on small or sub-divided agricultural units, especially those of less than 5 hectares, will be subject to particular scrutiny. Such proposals will be permitted only where, in addition to satisfying the above criteria, either individually or cumulatively, they would not detract from the open nature of the countryside by virtue of their scale, design or siting.

The proposal is for the development of a new agricultural business, and thus the proposed building is not located adjacent to the existing building. The proposed siting is well screened within the landscape through the excavated nature of the application site and mature vegetative screening. The site clearly minimises impact on the landscape.

The design of the proposed building is functional as a pig rearing unit. The nature of the site is such that the building will not be visible within the landscape, and the materials are appropriate to a rural location.

The application site is remote from local settlements and the proposal will not be visible from Weaverthorpe or Helperthorpe.

The proposal is for a building on a small agricultural unit. The applicant proposes to develop a pig rearing business on the site and has already secured contract for the pigs, subject to planning for the building. On small units, policy AG2 requires that the building does not detract from the open nature of the countryside by virtue of the scale, design of siting. The proposal is located within a former quarry, and its nature and scale is such that the proposed building will not be visually prominent.

The proposed development is compliant with the requirements of Policy AG2 of the Ryedale Local Plan.

**Ian Pick
September 2012**