

DESIGN AND ACCESS STATEMENT

Ian Pick Associates Ltd

2015



Report Prepared By:
Ian Pick BSc (Hons) MRICS
Ian Pick Associates Ltd
Llewellyn House
Middle Street
Kilham
Driffield
YO25 4SD
Tel: 01262 421807
ian@ianpick.co.uk

Client : Willerby Wold Piggeries

Staxton
Scarborough
YO12 4SN

PROPOSED ADDITIONAL GRAIN STORE AT WILLERBY PIG FARM

Introduction

This report has been commissioned by Willerby Wold Piggeries Ltd of Willerby Pig Farm, Malton Road, Staxton, Scarborough, YO12 4SN.

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

The Proposed Development

The applicants operate an agricultural business with an operational base at Willerby Pig Farm. The agricultural business extends to 2800 acres of owner occupied land. The total arable cropping across the whole business now exceeds 1900 acres.

The whole business operates as a large scale livestock enterprises which extends to 7000 pigs places, 120,000 free range laying hens and 600 head of fattening bulls. The businesses arable enterprises produce cereals as feed for the extensive livestock enterprises. All of the cereals produced by the business are used for animal feed within the business.

The applicants applied for planning permission for an additional grainstore in 2013 (reference No. 13/01135/MFUL) to provide an additional 3000 tonnes of dedicated storage immediately adjacent to the existing grainstore. Planning permission was granted, however due to a recent increase in arable production, a greater increase in storage capacity is required. The applicants have concluded that it would no longer be economically viable to erect the 3000 tonne storage building and are now proposing the erection of a 6000 tonne agricultural storage building.

Policy

SP9 The Land-Based and Rural Economy

Ryedale's land-based economy will be sustained and diversified with support for:

- New buildings that are necessary to support land-based activity and a working countryside, including for farming, forestry and equine purposes

SP20 Generic Development Management Issues

Character

New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses.

Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.

The cumulative impact of new development on the character of an area will also be considered.

Design

The design of new development will follow the principles established in Policy SP16. Extensions or alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials.

Amenity and Safety

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.

Developers will be expected to apply the highest standards outlined in the World Health Organisation, British Standards and wider international and national standards relating to noise.

New development proposals which will result in an unacceptable risk to human life, health and safety or unacceptable risk to property will be resisted. Developers will be expected to address the risks/potential risks posed by contamination and/or unstable land in accordance with recognised national and international standards and guidance.

All sensitive receptors will be protected from land and other contamination. Developers will be expected to assess the risks/ potential risks posed by contamination in accordance with recognised national and international standards and guidance.

The proposed development at Willerby Pig Farm is for the sustainable development of an agricultural business and improvement and continuation of the agricultural enterprise.

Therefore, the new building is necessary to support land-based activity and working in the country, and as such complies with the requirements of Policy SP9.

In terms of policy SP20, the development will respect the character and context of the immediate landscape as the development has been located adjacent to the existing agricultural buildings and also has a lower visible ridge line due to land topography. This will mean that the development will not have a detrimental effect on the surrounding landscape.

The proposed materials are typical of an agricultural building such as this, and are appropriate to the rural location. The materials match that of the existing building.

Due to the nature of the proposed development and the separation distance with neighbouring residencies, noise and odour impact from the development will be negligible, as will impact on the amenity of users or occupants of neighbouring land or buildings.

This proposal is for a grain storage facility, which is immediately adjacent to existing agricultural buildings. The proposed development will form part of the existing group of buildings and as such will not have an adverse impact on the appearance of the surrounding landscape.

The proposed development is also generally compliant with the requirements of Policy SP20.

Amount

The proposed development involves the erection of No.1 grain storage building. The proposed building is identical to that of the existing grainstore. The proposed building will extend to 72m x 30m with an eaves height of 8.5m and a ridge height of 12.5m.

Use

The use of the proposed building is for the storage of grain.

Layout

The proposed grain store has been located immediately adjacent to the existing agricultural buildings to the north of the farm complex at Willerby Pig Farm. The proposed development will be served by the existing highway access and existing turning areas within the application site.

Scale

The scale of the development is one building, of dimensions 72m x 30m with an eaves height of 8.5m and a ridge height of 12.5m.

Landscaping

The proposed grain store will be constructed from a steel frame, with concrete panel and box profile sheet walls and a fibre cement sheeting roof.

The proposed building is located adjacent to the existing agricultural buildings at the northern end of the farmstead. The floor level of the proposed grain store will be 2.6m lower than the finished floor level of the existing grainstore, and thus the ridge height of the proposed building will also be lower.

The proposed building will only be visible in the context of the existing built development at Willerby Pig Farm and as such will not be visually prominent and will not have a detrimental impact on the character of the surrounding landscape.

Appearance

The proposed grain store will be constructed of concrete panels to 5m with profile sheeting above in Juniper Green. This material is identical to the cladding of the adjacent building. The roof will be constructed of a fibre cement sheeting in anthracite.

Access

Access to the development from the public highway is via the existing farm entrance from the A64.

The proposed development will not have any impact on traffic too and from the site. Currently, all of the grain produced by the business is transported from outlying stores to Willerby Pig Farm for milling. The proposed development will result in more grain being stored on site, rather than being brought in.

Ian Pick

January 2015