DESIGN AND ACCESS STATEMENT

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Client : J D Lumley

Highfield Grange
New Lane
Aislaby
Pickering
YO18 8PT

ERECTION OF 2No. PIG FINISHING UNITS AT

HIGHFIELD GRANGE
NEW LANE
AISLABY
PICKERING
YO18 8PT

Introduction

This report has been commissioned by J D Lumley of Highfield Grange, New Lane, Aislaby, Pickering, YO18 8PT.

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.

Background Information

J D Lumley operates an established farming business from Highfield Grange, Aislaby.

The farming business occupies 185 acres of owner occupied land and rents a further 300 acres. Arable productions extend to 350 acres, cropping includes winter wheat, winter barley, oil seed rape and fodder beat.

Livestock on the farm currently extends to 80 suckler cows, 150 finishing cattle and 5000 nursery pigs (under 30kg).

The applicants propose to expand their existing business through the erection of a pig finishing unit.

The applicant has applied to the Environment Agency for an IPPC permit for 2400 pig rearing and finishing places. The permit takes into account the whole environmental performance of the plant, covering e.g. emissions to air, water and land, generation of waste, use of raw materials, energy efficiency, noise, prevention of accidents, and

restoration of the site upon closure. The purpose of the Directive is to ensure a high level of protection of the environment taken as a whole.

Paragraph 122 of the National Planning Policy Framework provides clear guidance to local planning authorities where an environmental permit is required for a development. **"Local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively".**

Essentially, paragraph 122 of the NPPF directs local planning authorities that IPPC permitting is an effective tool, and the control of process and emissions which fall within the control of the IPPC permit should be deemed acceptable.

The Proposed Development

The overall proposal seeks planning consent for the erection of 2No agricultural building for pig finishing.

This planning application seeks full planning consent for the erection of 2No purpose built livestock buildings. Each of the proposed buildings extends to 60.96m x 13.715m and will house 800 pigs on a straw based rearing system. The application also includes the installation of a concrete dirty water tank to the east of the proposed units, the tank will measure 10m x 2m with a 2m depth.

Amount

The proposal is for the erection of 2No livestock buildings extending to 60.96m x 13.715m with an eaves height of 4.57m and a ridge height of 6.38m. The proposed buildings will each house 800 pigs from 40kg through to 105kg.

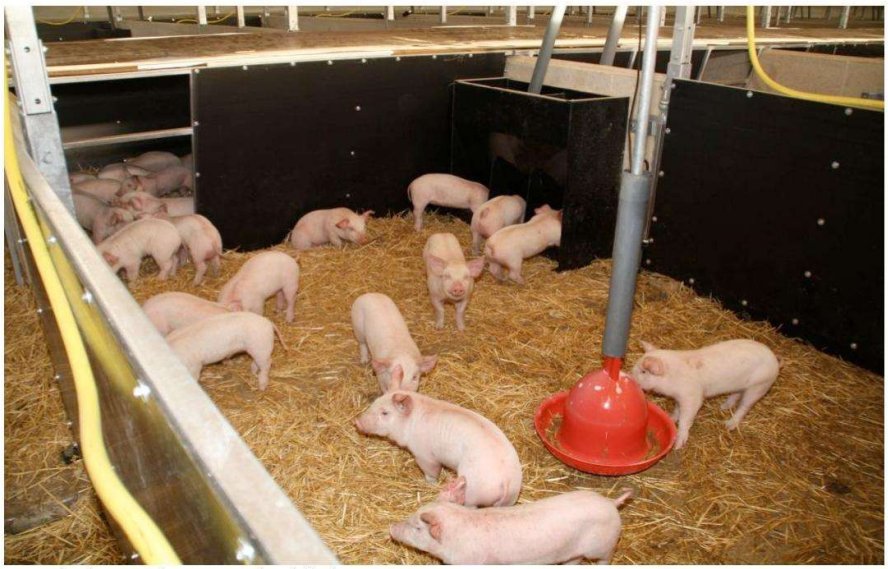
Use

The proposed buildings will be used for the finishing of pigs on a straw based system. The proposed system is not intensive.

The proposed unit will operate on an all in all out system, with 3 batches of pigs per annum, including down time for cleaning and washing out the building.

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

The building is subdivided down the centre, and split into pens either side of a central centre wall. The layout of the building includes a straw bedded area and a dunging area. The dunging area is in the form of a scrape through passage within the building.



Photograph shows the straw bedded area.

The manure deposited within the dunging area is scraped on a daily basis into a concrete manure pad at the east end of the building. The manure pad is enclosed a by a catchment drain, and dirty water arising from the manure pad will be collected and stored in the concrete tank to the east of the manure pad.
At the end of each batch of pigs, the straw bedding is removed and the building washed out and prepared for the next batch of pigs.

All farmyard manure produced within the livestock unit will be used as a fertiliser on agricultural land for sustainable arable production.

All washout water is collected within the sealed system and the tank is emptied by vacuum tanker following each washing out of the building. The dirty water is spread on agricultural land. Spreading of dirty water to land is acceptable under Nitrate Control of Pollution Regulations 2008.

The tank walls and floor will be constructed in concrete to comply with BSEN 1992-3. BSEN 1992-3 is the recognized standard for designing and building concrete structures for retaining liquids. The loadings of the tank will be to the standards of BS5502 part 50 and 22. Wall surfaces will be treated with penetrating sealer to prevent leakage.

Layout

The proposed buildings haves been sited on agricultural land at Highfield Grange Farm (see location plan). The site forms part of the existing cluster of buildings at Highfield Grange, and will be viewed in the context of the existing built development.

The proposed buildings have been orientated on a east west axis. The application site includes an existing hardstanding for parking and turning to the west of the building and a concrete manure pad to the east and dirty water tank.

The proposed development will be serviced via the existing farm access and internal access tracks as per the location plan.

Scale

The proposal is for the erection of 2No livestock buildings extending to 60.96m x 13.715m with an eaves height of 4.57m and a ridge height of 6.38m. The proposed buildings will house 800 pigs from 40kg through to 105kg each.

Landscaping

The proposed development has been sited in order to minimise landscape impact.

The site is exceptionally well screened within the locality by rising land topography to the north and east, whilst existing agricultural buildings screen the development from the south and west. The overall development is such that it will not be visual prominent from any public vantage points.

The proposed buildings are low in height with a maximum ridge height of 6.38m. The combination of the low height, simple design and judicious use of materials will minimise the visual impacts within the surrounding landscape.

The proposed development will not have a detrimental impact on the character of the surrounding landscape and as such is acceptable in terms of landscape impact.

Appearance

The proposed buildings are purpose built livestock units. The wall materials are concrete panels and Yorkshire boarding. The roof material is fibre cement sheeting in natural grey. The photograph below shows similar buildings.

Access

The proposed development will be accessed using the existing farm access track.

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

Feed Delivery – 1 per week

Finished Pig Removal – 2 per week during weeks 15-17 of each batch

During a normal week there will be one feed delivery. At the end of the batch there are 2 lorries per week for 2 weeks to remove the finished animals.

Planning Policy

National Planning Policy is contained within the National Planning Policy Framework which was introduced on 27th March 2012. The NPPF provides support for economic growth and development of agricultural businesses in 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 will enable the applicant to become more competitive and sustainable. The proposal is therefore for the sustainable growth and expansion of an existing rural business. The proposed development is compliant with the aims of national policy with the National Planning Policy Framework.

Local Planning Policy

Relevant local planning policies are shown below, SP9 relates to the Land-Based and Rural Economy and SP20 refers to Generic Development Management Issues.

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.

The proposed development at Highfield Grange 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 countryside, 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 building. 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 have been chosen in order to be appropriate to the rural location.

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

The proposed development is generally compliant with the Ryedale Local Plan Strategy.

Ian Pick

February 2015.