

**DESIGN AND ACCESS STATEMENT**

**Ian Pick Associates Ltd**

**2015**



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**Client : J P Mason & Son**

**East Farm**  
**Langton**  
**Malton**  
**YO17 9QJ**

**PROPOSED ADDITIONAL GRAIN STORE AT EAST FARM**

## **Introduction**

This report has been commissioned by J P Mason and Son of East Farm, Langton, Malton, YO17 9QJ.

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 based at East Farm. The business operates arable cropping extending to 3000 acres of combinable cropping. This includes 2000 acres of rented land and 1000 acres of share farmed land.

The business currently does not have enough storage for grain for the existing production and therefore has to sell large quantities of grain at harvest. The purpose of the grain store is to increase the storage capacity, and will enable the business to maximise the price achieved for grain through selling later in the year.

## 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 East Farm is for the sustainable development of an agricultural business and the 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. The building is grouped with existing buildings and will appear within the landscape as part of the existing farm building complex.

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

Due to the nature of the proposed development as pure grain storage, there is limited potential for impact on neighbour amenity. The building does not include drying facilities.

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 similar to the existing adjacent grainstore. The proposed building will extend to 48.765m x 30.48m with an eaves height of 7.6m and a ridge height of 11.7m.

#### **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 west of the farm complex at East Farm. The proposed development will be served by the existing highway access. An extension to the yard area is proposed for parking and loading of vehicles.

**Scale**

The scale of the development is one building, of dimensions 48.765m x 30.48m with an eaves height of 7.6m and a ridge height of 11.7m.

**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 western side of the farmstead.

The proposed building will only be visible in the context of the existing built development at East 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 4m with profile sheeting above in Olive Green. This material is identical to the cladding of the adjacent building. The roof will be constructed of a fibre cement sheeting.

**Access**

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

The current situation is such that traffic movements for grain are very intensive at harvest time. The proposal will reduce the peak at harvest spread traffic movements throughout the year. The proposal does not impact on the amount of traffic generation.

**Ian Pick**



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