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Consulting Civil and Structural Engineers

Design and Access Statement For Coultas Farm, Great Habton

**Contract No. C15103
July 2015**

Approved by:.....

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Design and Access Statement for Project C15103 New Livestock Building, Coultas Farm, Habton Lane, Great Habton YO17 6TY

Existing Site Description:

The proposed development site is part of the farm yard of Coultas Farm, Great Habton; an established mixed livestock and arable farm of approximately 91 hectares. There are currently three livestock buildings on site and an existing storage shed, which together house sheep and 920 production pigs. The yard is a mix of concrete hard standing and compacted stone/earth surfacing.

The development site is bounded to the south and west by the existing current livestock sheds and pasture (see photograph 1), to the north by an established band of native tree planting and farmland (see photographs 2&3) and to the east by a mature hawthorn hedge and drainage ditch, (which forms the boundary between the farm and adjacent training gallops). The surrounding area is flat with long distance views across the applicant's farmland and other adjacent fields to the north. Partial views of existing site buildings are visible from Barugh Lane to the west and Habton Lane to the south.

Proposed Development:

The application is for a new livestock building to house 880 production pigs.

Siting and layout:

The building is to be located within a group of existing farm buildings, following their rough east west orientation. Although of a larger footprint than the current sheds, the proposals show that the new shed is lower in height than existing shed 1 (the largest of the current livestock buildings) by approx. 800mm (at eaves) & 435mm (at ridge). (See photograph 7). Shed 1 is also set on an elevated base, whilst the proposed shed will be set down at a lower level, having a similar floor level to shed 2, and utilising the existing concrete hard stand. (See photograph 4).

Having similar style buildings on two sides, together with existing hedge and tree screening, will help minimise the impact of the building on the character and appearance of the adjacent countryside.

It will not impact on sites of nature conservation, archaeological or historic importance.

Views from adjacent roads and neighbouring properties.

Properties on Barugh Lane have visual screening provided by the existing taller shed 1 and native tree belt. (See photograph 5)

The Racing Stables have one window at upper storey with oblique views of the site, the bulk of the proposed shed being screened by the existing buildings.

Property on Habton Lane will have oblique views of the shed projecting above the ridge of existing shed 2. There is also a break in the hedgerow along Habton Lane at the entrance to the gallops from where the new shed will be visible. (See photograph 6)

Appearance:

The building is of a similar design to those surrounding it in terms of materials, colour and architectural detail. The barn will have a concrete base and sides up to 2m. above which will be Yorkshire Boarding in a natural finish.

Access:

The building will be accessed by 4 openings on the north facing, farm yard side. No changes will be required to the farmyard or farm access in order to accommodate the building.

Waste disposal:

As for existing sheds, with all manure spread on farmland.

Drainage:

Roof drainage will be taken from roof gutters into surface water drainage network. There will be no effluent as all pigs are bedded on straw.

Lighting:

Internal lights and addition of 1 new, external, sodium light.

Vehicle movements:

Current: 2 trucks arrive with new pigs (1 full and 1 half load) every 10 weeks.

Proposed: 3 full trucks to arrive with new pigs every 10 weeks

Current: 4 trucks collect the finished pigs for slaughter every 8/10 weeks

Proposed: 8 trucks collect the finished pigs for slaughter every 8/10 weeks

Current: Feed is delivered every 6 days as a half load.

Proposed: Feed is delivered every 6 days as a full load.

Increase in vehicle movements equates to 5 trucks over 8-10 week period.



Photograph 1- View of existing farm buildings along southern boundary of farm yard



Photograph 2- View of native tree screen planting along northern boundary of farm yard.



Photograph 3- View looking north from site



Photograph 4- View of existing sheds . Proposed new livestock building, is located 3m. in front of shed 2.



Photograph 5 - View from road verge, opposite Habton Grange Farm, Barugh Lane



Photograph 6 - View from entrance, adjacent to property, Habton lane



Photograph 7

Photograph to indicate approximate heights of existing livestock building shed 1, based on known dimension of 5.0m (height of fully extended surveying staff) and using vanishing point perspective.