



DESIGN AND ACCESS STATEMENT

ERECTION OF A GENERAL PURPOSE STORAGE BUILDING

Client

R E & S E Gwilliam
Givendale Head Farm
Snainton
YO13 9PU

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Introduction

This report has been commissioned by RE & SE Gwilliams of Givendale Head Farm, Ebberstone, Scarborough, YO13 9PU.

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

Background Information

The applicants farm a mixed arable and livestock enterprise from Givendale Head Farm. The farm extends to 265 acres of arable land. The applicants also operate a pig rearing and finishing enterprise.

The Proposed Development

This proposal seeks full planning consent for the erection of a general purpose agricultural storage building extending to 48.765m x 24.382.

Amount

The proposal is for the erection of 1 No. agricultural building extending 48.765m x 24.382 with an eaves height of 7.619m and a ridge height of 10.825m. The proposed

building will not be used for housing livestock and as such no increase in livestock at Givendale Head Farm is proposed as a result of this application.

Use

The proposed building will be used for the storage of straw and general agricultural machinery, which is currently stored outside and is open to weather.

Layout

The proposed building has been sited within the existing cluster of agricultural buildings. The proposal will utilise the existing hardstanding area for parking and turning. The site will use the existing site entrance.

The overall site layout can be seen in more detail on the attached site plan (drawing No. IP/EG/02).

Scale

The proposed building extends to 48.765m x 24.382 with an eaves height of 7.619m and a ridge height of 10.825m.

Landscaping

The proposed building has been located adjacent to the existing livestock buildings, which in turn screens the proposed building from the north and south. The farm is located in an isolated rural location and the proposed building forms part of an existing operational farmstead. Views of the building are in the context of an existing built development.

The nature and siting of the proposed development is such that it will not be visually prominent within the existing landscape.

Appearance

The proposed building is a purpose built agricultural building. The walls are to be clad with a polyester steel profile sheeting in slate blue, whilst the roof will be clad with fibre cement sheeting. This is typical of an agricultural building such as this, and as such is

appropriate to its rural locality. The proposed use of materials matches that of the adjacent livestock units.

Access

Access to the site is via the existing entrance. The proposed building will be used for the storage of machinery and straw, which is currently kept elsewhere on the farm, as such no increase in traffic is proposed.

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 and improvement of the agricultural enterprise. The proposed development is therefore compliant with the aims of National Policy in the NPPF.

Ian Pick

February 2016