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DESIGN, ACCESS AND PLANNING STATEMENT

**PROPOSED LIVESTOCK BUILDING AT
LINTON WOLD FARM, KIRBY GRINDALYTHE, MALTON, YO17 8DG**

APPLICANT: Lee & Co.

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Report Prepared By:

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Introduction

This report has been commissioned by Lee & Co. at Linton Wold Farm, Kirby, Grindalythe, Malton, YO17 8DG.

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

Background Information

The applicants, Lee & Co. operate an arable farming enterprise at Linton Wold Farm, Kirby Grindalythe, Malton, YO17 8DG. The business extends to 610 acres of arable cropping.

The arable sector is currently suffering from depressed commodity prices and the applicants have an essential requirement to diversify to create an additional income stream for the business.

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The chosen diversification is the development of a pig finishing unit.

The Proposed Development

This application seeks full planning consent for the erection of 2 No linked pig finishing building, extending to 52.38x 33.36m with an eaves height of 3.32m and a ridge height of 5.37m. The proposed pig finishing building will accommodate 1984 pig places for pigs reared from 40kg through to 110kg.

Amount

This application is for the erection of 2 No. linked pig finishing building. The proposed building will accommodate 1984 pigs from 40kg liveweight through to finished weight of 100kg.

Use

The proposed building will be used as pig finishing accommodation on a fully slatted slurry based system.

Slurry storage is self contained within the building underneath the slats, providing 6 months storage capacity for slurry. The slurry storage will be emptied twice per annum in Spring and Autumn and the slurry disposed of through spreading onto arable land as a fertiliser. The applicants farm waste management plan is enclosed with this application.

The proposed building will include an automated auger feeding system and non-drip nipple drinkers. Ventilation is based on high velocity ridge mounted fans and side inlet vents.

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High velocity ridge mounted ventilation fans are deemed Best Available Technology for odour dispersal.

Layout

The proposed building has been located immediately to the North of the existing farmstead at Linton Wold Farm. The location is remote from neighbours and settlements.

The closest dwelling which is unconnected with the farm is Rayslack Farm, which is located 1180m to the west of the development.

The proposed development can be seen in greater detail on the attached site plan (IP/LC/02). The development includes the proposed building, together with associated feed bins and a hard-standing for parking and turning of vehicles.

Access to the site will be gained from the existing farm entrance, Wold Road, and existing internal farm tracks.

Scale

The proposed building has a floor area of 1768.6 square metres. The building measures 52.38m x 33.36m with an eaves height of 3.32m and a ridge height of 5.37m, together with an attached office room of 6m x 3.6m and 2 No. feed bins. A hard-standing is proposed at the western side of the building to allow for access and turning.

The proposed unit will house 1984 finishing pig places.

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Landscaping

The proposed development has been sited directly to the North West of the existing buildings at Linton Wold Farm. Due to the farms isolated location, views from public vantage points are not possible.

The proposed building is of an agricultural design and appearance and as such is appropriate to its rural location. It is considered the overall development will have a negligible impact on the character of the surrounding land scape.

Appearance

The proposed building is made up of timber frame construction with the external cladding being blockwork with GRP flexstone sheeting in green above. The roof covering is fibre cement sheeting in natural grey.

Access

Access to the site is via the existing farm entrance at Linton Wold Farm and the existing internal access tracks.

The proposed development is of a low traffic generating use. The proposed traffic movements are summarised in the table below:

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	Wagons Per Batch
	Proposed
Pigs In (16.5m articulated lorry)	5
Pigs Out (16.5m articulated lorry)	9
Total	14
Total Per Annum (4 batches per annum)	56
Average Per Week	1.1

The proposed traffic generation associated with the development is of a very small scale. The overall traffic extends to an average of less than 1.1 vehicles per week. This increase is not deemed to be significant and the local highway network can easily deal with this modest increase.

Furthermore, the applicants existing arable operations result in approximately 72 artic lorries being exported off site per annum, predominantly exporting cereal crops. As part of this scheme the applicants are proposing to mill and mix their own feed on site, using their own produce, and as such reducing the amount exported produce by 48 artic lorries.

The proposed livestock unit would also provide the applicant's arable enterprise with a sustainable source of fertiliser, which would be retained on site and spread on land within the applicant's ownership. The farming business currently imports fertiliser from external sources, therefore, should this proposal be approved this would further reduce the existing traffic implications associated with the agricultural enterprise.

Policy

National 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 National Planning Policy Framework provides strong support for the principal of agricultural development within paragraph 28. The proposal represents the sustainable growth and expansion of an existing agricultural business and as such is supported by the National Planning Policy Framework.

Flood Risk and Surface Water Management

The changes to the NPPF in March 2015 require a flood risk assessment be provided for all development which exceeds 1000 sq m of floor space.

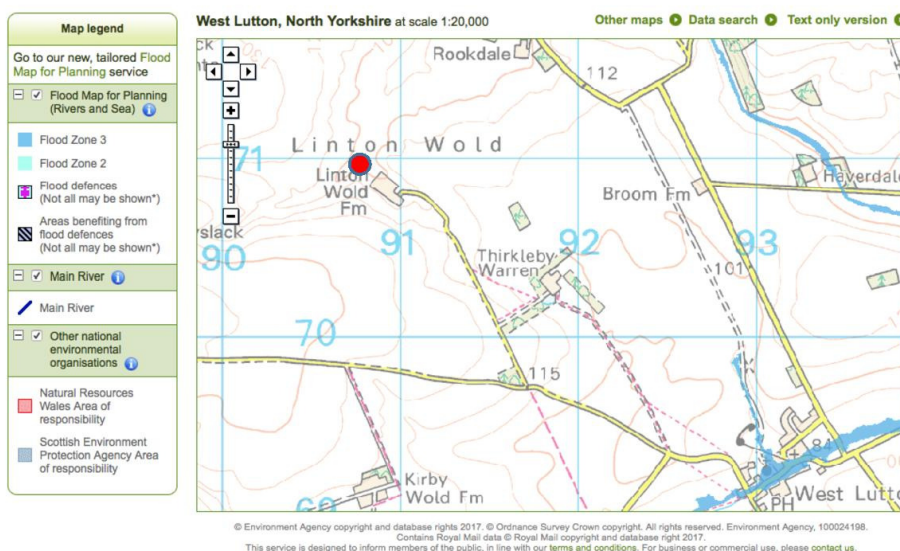
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Paragraph 31 of the National Planning Policy Framework Planning Practice Guidance states that site specific flood risk assessment should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a strategic flood risk assessment for the area and the interactive flood risk maps available and the Environment Agency's website.

Flood Risk

A review of the risk of flooding on the site has shown the site to be in Flood Zone 1. The Environment Agency Flood Map is shown below. The application site is shown in red.



"The location you have selected is in an area that has a very low chance of flooding from rivers or the sea.



What does 'very low' mean?

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Very low means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%).

The Environment Agency's Flood Map for Land Use Planning confirms that the site is located within Zone 1.

* Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)”

Flood Risk Conclusion

The site is confirmed by the Environment Agency as being located within Flood Zone 1 and therefore has an annual risk of flooding of less than 1 in 1000. The main flood risk issues associated with this site are the management of surface water to ensure that the proposed development does not contribute to flooding beyond the site boundaries.

Surface Water Management

Paragraph 51 of the NPPF Planning Practice Guidance advocates the use of sustainable drainage systems for new developments in order to reduce the cause impacts of flooding.

This application is for an agricultural development and creates impermeable surfaces which will in turn create surface water runoff.

The application site is underlain by chalk. The site is free draining and as such the proposal will utilise soakaways for the disposal of surface water. Infiltration test have been prepared and attached to this application.

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Ian Pick

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