

Design and Access statement

Proposed sheep building at allerston

Design

As shown on site and elevation plans the proposed development has being designed similar to other agricultural buildings in the immediate area, the building is designed for livestock purposes (sheep) with the option to create mezzanine floor for the storage of breeding and feed, so additional buildings are not needed . To allow for a sustainable and eco friendly project we are proposing to use a local steel manufacturer one mile away who would supply the frame, purlins, roof sheets and cladding, the roof material being natural grey fibre cement or box profile and walls natural stone and Timber.

Landscaping

Taking into account the local surroundings we propose that seen as though the land is a gentle slope and is incredible wet at the best of times we propose to situe the shed where stated on site plan, therefore the gentle slope is approximately 0.9m in 6m, so as 12m wide we would be excavating the proposal into the ground approximately 2.5/3m at the north side to Create level going and reduce visual impact on the surrounding area working with SP13 landscapes of the Ryedale local plan strategy in mind. There for the north side is screened by embankment with the other elevations screened with hedges and embankment, we also propose that to provide extra screening a woodland belt can be planted down the east and west boundaries if deemed necessary,

Planning policy

The national planning policy framework introduced March 2012.

Provides a presumption in favour of sustainable development, paragraph 28 of NPPF provides support for economic growth and development of agricultural business.

“ supporting a prosperous rural economy

28. Planning polices 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 enterprize in rural areas, both through conservation of existing buildings and well designed new buildings.
- Promote the development and diversification of agriculture and other land-based rural businesses

The proposal is to create the sustainable development of agricultural business and expansion of agricultural enterprize , the development is therefore compliant with the aims of national policy in the NPPF

Access

To provide adequate access to site we propose to renew the existing gate and access which with lack of maintenance has become unusable . There is approximately 100 m visibility east and 170m west on the A170 and is well within a 40mph speed limit . As stated on the plan in green, the proposal would require and approved and reputable contractor(Stockdale construction) to carry out the works eg. Curb, excavation , concrete/tarmac to the highways regulations and standards.