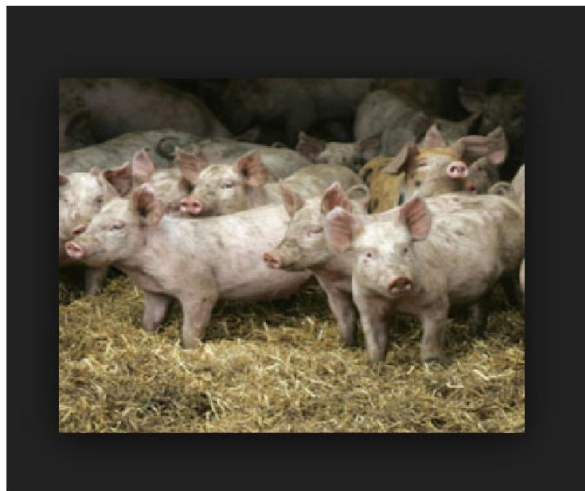


ML Planning Consultancy Ltd

**Design and Access Statement**  
Full Planning Permission  
New AGRICULTURAL LIVESTOCK BUILDING FOR  
FATTENING PIGS  
MR R CUNDALL  
SHERBURN WOLD FARM  
SHERBURN  
MALTON  
EAST YORKSHIRE  
YO17 8QJ



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### **1. Introduction and background**

This statement has been prepared on behalf of Mr Richard Cundall of Sherburn Wold Farm in support of a full Planning Application for a new pig fattening building.

Mr Cundall has an established agricultural business at the site comprising 950 acres of arable land growing potatoes, barley, oilseed rape and wheat. In addition, there is a 16000-laying bird unit on the farm, which was approved under application number 10/00014/MFUL

This proposal is a new aspect of the business, and it entails fattening pigs from weaned (4 weeks old) up to 50 kg in live weight. This is in a contract with Westgarth Ltd, who provide the weaned piglets, and take away the finished stock to the end user. The system will work on a rotation of four batches per year, and is based on an all-in, all out system.

There will be 2000 pigs in the building during each batch.

The proposal will provide one part time employment position, and in this case, it will be the applicant's son who already lives and works on the farm.

### **2. Agricultural Enterprise**

#### **2.1. Current Agricultural Enterprise**

950 acres of arable land  
16000 laying hens

The farm is proposing a pig fattening unit, receiving weaned pigs into the unit at 4 weeks old, and taking them through to finished weight at around 50kg for entry into the food chain.

### **3. Scale**

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The proposed building is similar in size to the poultry building on site, however it is detached from the main farmstead for bio security reasons.

The building is 91m in length, 18.2m wide, with an eaves height of 4.8m, and a ridge of 7.4m

#### **4. Landscaping and Area of High Landscape Value**

At present there are no plans to landscape as the building is against the backdrop of a mature established strip of woodland to the south.

The site is in an arable field to the north of the existing farmstead, which lies in the Area of High Landscape Value, being the Yorkshire Wolds. The farm is accessed via a private drive which is 460m long, from the Sherburn-Luttons unclassified road.

The local plan gives special protection to the scenic quality in the Area of High Landscape Value, the proposal is detached from the main farmstead, for specific and vital bio security reasons (supported in a letter from the Vet in this application)

The site cannot be seen from any public vantage points, and benefits from undulating land in all directions.

The building sits at a lower height than the adjacent strip of trees, and the cladding materials being sympathetic to the rural environs, and would not have significant adverse effect on the AOHLV

#### **5. Neighbour amenity**

The existing dwelling at Sherburn Wold Farm is occupied by the applicant and the cottage in the farm yard is occupied by the applicant's son. The next nearest dwelling is St Helens Spring 1,400m to the NE. It is therefore asserted that there will be no adverse effects of noise or smell affecting any neighbours.

#### **6. Access**

Access to the building is from the existing access to the farm. There is adequate room for the turning and maneuvering of vehicles and room for emergency services if they were ever required.

The proposal will require one additional HGV movement per week, for the delivery of food, and additional livestock waggons four times per year for the intake/out take period.

The farm will use straw produced on the unit for the bedding material, which will be cleaned out between batches and stored in the farm midden, or spread on the land in the normal manner as fertilizer. As the bedding is deep litter there will be no liquid run off.