

**DESIGN, ACCESS AND PLANNING STATEMENT**

**PROPOSED LIVESTOCK BUILDING AT  
POPLAR FARM, SCAMPSTON, NORTH YORKSHIRE**

**APPLICANT: SCAMPSTON ESTATE**

**DECEMBER 2020**

Report Prepared By:	Ian Pick BSc (Hons) MRICS
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**Introduction**

This report has been commissioned by Scampston Estate, Scampston, North Yorkshire, YO7 8NG.

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

**Background Information**

The applicants, operate an existing farming business which is based on arable and livestock farming activities.

The applicants operate an existing pig rearing unit at Poplar Farm, Malton Road, West Knapton.

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The applicants propose to expand their pig rearing enterprise through the erection of a pig finishing unit for 1980 pigs from 30kg through to finished weight of 110kg.

The proposed building has been located on the west side of the existing farm buildings, and north of an existing farm reservoir at Poplar Farm.

The proposed development is well related to the existing farm buildings and utilises the existing farm access to Malton Road. The site is also remote from neighbours, being around 700m from the closest dwelling unconnected with the farm.

The propose development will increase the number of pigs on the farm above the Environment Agencys threshold for an Environmental Permit and the applicants are currently applying to the Environment Agency for an Environmental Permit to operate the development.

**The Proposed Development**

This application seeks full planning consent for the erection of 1No pig finishing building, extending to 58.18m x 29.32m with an eaves height of 3.35m and a ridge height of 5.368m. The proposed pig finishing building will accommodate 1980 pig places for pigs reared from 30kg through to 110kg.

The application is accompanied by the following suite of drawings:

- Drawing IP/SE/01 – Location Plan
- Drawing IP/SE/02 – Site Plan
- Drawing IP/SE/03 – Elevations & Floor Plan

The application is accompanied by the Flood Risk Assessment and Surface Water Management Report.

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**Amount**

This application is for the erection of 1 No pig finishing building. The proposed building will accommodate 1980 pigs from 30kg liveweight through to finished weight of 110kg.

**Use**

The proposed building will be used as pig finishing accommodation with the pigs housed on hygienic perforated floors. The building will operate on a slurry based system.

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.

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

**Layout**

The proposed building has been located adjacent to existing farm buildings at The Poplar Farm on the west side.

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

Access to the site will be gained from the existing farm entrance to Malton Road. The site is located adjacent to an existing farm road.

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**Scale**

The proposed building has a floor area of 1757 square metres. The main building measures 58.18m x 29.32m with an eaves height of 3.35m and a ridge height of 5.368m. The development includes an attached office on the east elevation, and 4 No. feed silos.

The proposed unit will house 1980 finishing pig places.

**Landscaping**

The application site has been selected due to the minimal impact on the landscape of the locality through siting adjacent to existing farm buildings on the west side of the existing buildings. The proposed building will appear in the landscape in the context of the existing farm buildings.

**Appearance**

The proposed building is made up of timber frame construction with the external cladding being blockwork with 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 to Malton and existing farm road.

The proposed development is of a low traffic generating use and will operate on an all in all out system. Piglets will be delivered to the site as 30kg weaners, in 4 lorries articulated lorries with a capacity of 500 pigs each.

Feed will be delivered weekly to the site using a 16.5m articulated HGV.

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The pigs will remain within the building for around 14 weeks and will be removed over a two week period from week 12-14 in lorries with a capacity of 200 pigs. The finished pig removal process will involve 10 lorries (20 movements) over two weeks at the end of the cycle.

The site will operate with around 3.5 batches of pigs per annum.

The proposed traffic generation associated with the development is of a very small scale and amounts to 1 feed lorry per week during a normal week, with peaks at the beginning and end of each batch for livestock delivery and removal.

Slurry generated by the development will be utilised as a fertiliser on the surrounding arable farmland, without the need for transport on the public highway.

The development will require 1 full time worker who will be required to access the site daily, creating 2 car movements per day.

This increase is not deemed to be significant and the local highway network can easily deal with this modest increase.

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**Planning Policy**

***Ryedale Local Plan Strategy 2013***

Policy SP9 of the Local Plan Strategy relates to the Land Based and Rural Economy. The policy confirms support for new buildings that are necessary to support land-based activity and a working countryside, including for farming. The principle of the proposed development is accepted in policy SP9 of the Local Plan Strategy.

***National Planning Policy Framework***

Paragraph 83 of the NPPF provides support for economic growth in rural areas, providing clear support for the proposed development as the sustainable growth and expansion of a business in a rural areas.

Paragraph 183 refers to developments where a separate Environmental Permit is required in terms of the operation of the site. Essentially, paragraph 183 confirms that if an Environmental Permit is required, the planning system should not focus on issues which are controlled by the permitting process. In this instance, the permit controls all emissions from the site – odour, noise, dust, ammonia, waste disposal, dirty water management etc.

The proposed development is generally compliant with national and local planning policy guidance.

**Ian Pick**

**December 2020.**