

SUPPORTING
STATEMENT

Erection of an Agricultural Livestock Building

Client:-

Michael Morley
Westfields Farm
Westfield Lane
Thornton Dale
Pickering
YO18 7SJ

Mr T.R.Wilkinson BSc (Hons) MRICS FAAV
ADAS
4205 Park Approach
Leeds
LS15 8GB
07741 384433
Email: tom.wilkinson@adas.co.uk

Introduction

This report has been commissioned by Michael Morley.

The report has been prepared by Tom Wilkinson. Tom Wilkinson is a rural Chartered Surveyor. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of the Royal Institution of Chartered Surveyors.

Background Information

The applicant farms a mixed arable and livestock enterprise from Westfield Farm, Thornton Le Dale. The farm extends to 226 hectares of predominantly arable land. The crops include wheat, barley and oilseed rape. The farm also operates a pig rearing unit off Westfield Lane, South of Westfield Farm, extending to 1,625 places.

The applicants now propose to invest in the construction of a further livestock building. The proposed livestock building will be used for the rearing of pigs on a straw based system. The proposed building will house up to an additional 374 places which will increase the total size of the unit to 1,999 places.

The Proposed Development

This application seeks full planning consent for the erection of an agricultural livestock building extending to 18.29m x 18.29m and will house 374 pigs.

Use

The proposed building will be used for the rearing of pigs on a straw based rearing system. The proposed building will operate on an all in, all out system.

Manure will be removed from the building between batches and stored in the manure store on site before being spread on the farms arable land.

Layout

The building is to be sited on the southern end of the existing farm yard (see location plan).

The building has been orientated to fit in with the existing farm buildings on site and will be attached to an existing livestock

building. The proposed development will be accessed via the existing farm access.

The layout of the development is shown in more detail on the attached location plan and elevation plan.

Scale

The scale of the development is 1 building extending to 18.29m x 18.29 m with an eaves height of 4.5m and a ridge height of 6.6 m.

Landscaping

The development has been sited in order to minimise landscape impact. The development is sited immediately adjacent to the existing cluster of agricultural buildings and as such any views from public vantage points are seen with the context of existing development. Views of the proposal are extremely localised.

It is concluded that the development does not have a detrimental impact on the character of the surrounding landscape and as such is acceptable in terms of landscape impact.

Appearance

The proposed building will be steel framed construction with concrete panel walling with tantalised space boarding and green box profile sheeting above, under a grey fibre cement sheet roof. The design and appearance can be seen in greater detail on the attached elevation drawings.

The design and appearance is typical of an agricultural building such as this and is not out of character for the rural location.

Access

The proposed development will be accessed using existing farm access to the north of the development onto Westfield Lane.

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 diversification of agricultural and other land-based rural businesses; _

The proposed development will enable the applicant to become more efficient and sustainable. The proposal is therefore for the sustainable growth and expansion of an existing rural business. The proposed development is compliant with the aims of national policy with the National Planning Policy Framework.

Waste Management Procedure

The pigs housed in the existing buildings and also those that will be housed in the new building, are in large straw bedded yards. The floors are concrete with concrete panel walls all of which are sealed to create a watertight bund. The straw bedding absorbs all manure and water through spillage less evaporation and so this can be handled as solid farmyard manure with no slurry or effluent produced. The buildings are mucked out in-between batches with FYM being transported to the purpose-built manure store. This building will store the manure keeping it dry and reducing in field effluent production. The manure can then be transported in optimal conditions when it is ready to be spread.

I enclose a copy of the farms manure management plan and nutrient management plan which demonstrates the farm has adequate land to stay within Nitrate Vulnerable Zone limits and that application is carried out in accordance with these regulations.

Washing Out Water

The new building incorporates a concrete sump within its construction for the collection of washing out water. As previously stated, due the watertight construction and absorbent straw bedding, there is no other effluent or fouled water produced from

the building and therefore washing out is the only time when there is a risk of fouled water being produced. The sump will house a submersible pump which will be used when washing out is taking place to pump the fouled water from the sump into a mobile tank for spreading on the agricultural land. The picture below helps to demonstrate how this would work.



Clean Water Discharge

The new building is 335m² and this will be the increase in impermeable area. All water will be collected via guttering and diverted into a rainfall buffering tank of a minimum of 20,000 litre buffer capacity and potentially larger to allow an element of rainwater harvesting. This setup will be used to ensure the maximum flow to the watercourse does not exceed 3.5 Litres/second. The two drainage plans attach show the route of the field drainage and outfall as well as a diagram demonstrating how the buffer tank will work. Any harvested water will be used for livestock drinking or washing out. The tank outlet will be connected into the existing clean water drains which discharge into the watercourse as shown on the enclosed plan. I can confirm that it is only clean rainwater which is discharging into the drainage network.

Additional Hardstanding

There are two additional areas of hard standing included in this application to aid movement of machinery around the farmyard which the proposed building forms part of. The two areas are 68m² in the centre of the yard joining up the existing areas of hardstanding and 59m² to the north of the Manure store to improve access to the store. Both areas are shown on the site plan.

Tom Wilkinson
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