



# DESIGN AND ACCESS STATEMENT

ERECTION OF A BUILDING TO COVER EXISTING MANURE STORE

Client

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**Willerby Wold Piggeries Ltd**

## **1. INTRODUCTION**

This report has been commissioned by Willerby Wold Piggeries Ltd of Willerby Pig Farm, Malton Road, Staxton, Scarborough, YO12 4SN.

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.

## **2. BACKGROUND INFORMATION**

The applicants operate an agricultural business with an operational base at Willerby Pig Farm. The agricultural business extends to 2800 acres of owner occupied land. The total arable cropping across the whole business now exceeds 1900 acres.

The whole business operates as a large scale livestock enterprises which extends to 7000 pigs places, 120,000 free range laying hens and 600 head of fattening bulls.

## **3. THE PROPOSED DEVELOPMENT**

This proposal seeks full planning approval for the erection of a structure of an existing manure pad within an existing arable field.

#### 4. AMOUNT / SCALE

The proposed building extends to 57000mm x 20000mm with an eaves height of 8000mm and a ridge height of 10747mm, with the construction of a concrete floor within said building. The building will not result in any increased amount of manure being produced. The application relates solely to offering the business a more environmentally sensitive manure storage facility.

#### 5. USE

The building will be used for the storage of manure, which is produced by the applicants existing livestock enterprise. This manure midden is one of several within the applicant's ownership. The applicant's operate over approximately 1900 acres of land, therefore they have a large requirement for fertiliser. No additional manure will be stored at the application site; this proposal merely seeks to upgrade the storage standards, which will in turn remove any existing dirty water runoff.

This method of storage, whilst following the guidelines of the Code of Good Agricultural Practice (COGAP) and NVZ Regulations, is no longer considered to offer an appropriate level of protection to the surrounding environment, with concerns primarily being related to dirty water runoff and atmospheric ammonia contribution.

The Rural Payments Agency, Natural England, Environment Agency and the NFU are all actively encouraging appropriate farms to seek alternative storage arrangements to their traditional fields heaps, with a covered store now being considered to be best practice.

Dirty water runoff arising from the building is collected within a sealed underground containment tank. The manure will be stored on a concrete floor which is sealed to its outer extremities by a catchment drain, draining to said tank. This process is controlled and must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. Environmental good practice is also followed and is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The applicant must inform the Environment Agency of a new, reconstructed or enlarged slurry store, dirty water tank, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed

design and construction, and once an agreed proposal has been constructed the applicant is required to send the Environment Agency a completed WQE3 notification form before the commencement of use the facility.

The legislative controls placed on the proposed development by the Environment Agency are such that the potential for impact to any adjacent watercourse is mitigated. The dirty water storage tank will be emptied via a vacuum tanker when required. The tank will not be allowed to overflow.

The manure stored within the building will be used as a sustainable agricultural fertiliser to be spread on the applicants arable land. This proposal offers no change to the existing arrangements in terms of spreading.

Any responsible farmer is fully aware of the Government Regulations and advice with respect agricultural land management (e.g. *Nitrate Pollution Prevention Regulations 2015*, *Water resources (Control of Pollution) (Silage, Slurry and agricultural Fuel oil) (England) Regulations 2010 (SSAFO)*, *Cross Compliance (The Guide to Cross Compliance 2017)*, *The Government's Statutory Code of Good Agricultural Practice Protecting our Water, Soil and air*, *The industry good practice guidance entitled 'Think manures' and 'Tried & Tested Nutrient Management Plan'*).

The storage and spreading of manure is governed through separate legislation (as stated above), a process which is generally accepted by LPA's throughout the UK.

All concrete flooring and drains will be regularly inspected and any damage repaired to prevent ponding within the building.

## 6. LAYOUT

The proposal involves the erection of a structure of an existing manure midden. The overall site layout can be seen in greater detail on the attached site plan (drawing No. IP/SE/02).

## 7. LANDSCAPE

The building has been sited in order to minimise, as much as possible, its impact on the surrounding rural and agricultural landscape.

The building is considered to be of an agricultural appearance, with an open aspect. The roof covering would consist of a traditional fibre cement sheeting.

Large agricultural buildings are a modern feature of actively farmed areas and often form part of the public perception of the countryside. In that sense, given its generally agricultural appearance, it is not considered that the storage building would be out of character or an intrusion in the landscape. Buildings of a similar nature and scale can be seen within the surrounding area.

The function and purpose of the building is clearly linked to an agricultural use of the surrounding land.

## **8. APPEARANCE**

The proposed building will be made of a steel frame construction, with an open aspect, with the roof being clad with fibre cement sheeting finished in anthracite grey. The steel frame will be finished in juniper green (BS12B29).

This design and appearance is typical of an agricultural building such as this and as such is deemed to be suitable to its rural and agricultural locality. Similar buildings of this design and scale are not uncommon within the surrounding agricultural landscape.

## **9. ACCESS**

Access to the building will be gained via the existing farm access. The site will only be accessed via tractors and trailers, as per the existing arrangement. No formal turning areas are required.

The proposal will have a negligible impact on the local highway network.

## **10. NATIONAL PLANNING POLICY**

National Planning Policy is contained within the National Planning Policy Framework (July 2018). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 83.

***Supporting a prosperous rural economy***

*83. Planning policies and decisions should enable:*

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

The National Planning Policy Framework provides clear support for the proposals within paragraph 83.

The proposed development represents 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.