



# DESIGN AND ACCESS STATEMENT

ERECTION OF A GRAIN / FEED STORE

Client

**Leas Farm Ltd**

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## **1. INTRODUCTION**

This report has been commissioned by Leas Farm Ltd of Hollies Farm, Wilton, Pickering, YO18 7JY.

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

## **2. AMOUNT OF DEVELOPMENT**

This proposal seeks full planning consent for the erection of a general purpose grain store.

### **3. USE**

The building will be used for the dry storage of grain and feed associated with both the arable and livestock enterprises. The applicants grain will be mixed with a protein blend to feed the livestock.

### **4. LAYOUT**

The layout of the development is shown on the attached site plan (Drawing No IP/JH/02). The proposed building will form of a single pitched roof, with roller shutter doors to each storage bay within the eastern elevation. The rear (west) elevation will back directly on to the existing silage clamp.

### **5. SCALE**

The proposed building will extend to 27300mm x 12200mm, with an eaves height of 4812mm and a ridge height of 7000mm.

### **6. LANDSCAPING**

The proposed development has been sited with landscape impact in mind. The proposed development is to be sited immediately adjacent to an existing agricultural structure. The proposed materials are similar to that of the adjacent buildings and are typical of building within the wider rural setting.

The proposal is for development within the footprint / curtilage of an existing farmyard, and as such will cause minimal visual intrusion. Any views of the proposed development from public vantage points will be in the context of the existing built development on the

site and as such will not have a detrimental effect on the character and appearance of the surrounding landscape.

## **7. APPEARANCE**

The proposed building is of an agricultural design and appearance. The walls will be made up of concrete panels with juniper green steel profile sheeting above. The proposed roof covering will also be steel profile sheeting. This design and appearance is typical of an agricultural building such as this and as such is appropriate to its rural location.

## **8. VEHICULAR ACCESS & TRANSPORT LINKS**

The proposed development will utilise the existing farm access. The proposed extension will not negatively impact upon traffic, it will merely offer a formal storage area for feed and grain which is otherwise stored in adjacent buildings as and where possible. The proposal would amount to a reduction in traffic, as grain would be retained on site following harvest which would otherwise be exported. The grain would then be mixed with a protein blend before being fed to the livestock. This would also reduce existing feed deliveries visiting the farm.

## **9. NATIONAL PLANNING POLICY**

### ***National Planning Policy***

National Planning Policy is contained within the National Planning Policy Framework (July 2021). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 84.

### ***Supporting a prosperous rural economy***

*84. 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 84.

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.