

This combination design, access and planning statement should be read in conjunction with the submitted plans, these are available for viewing on the councils public access website or at the councils offices by appointment.

The Farm

The applicant, Mr J F Austwick, operates an extensive mixed farming business of which Clough Farm is a part.

Land attached to Clough Farm extends to 48.50 ha

Cropping includes Wheat, Sugar Beet, Potatoes and Grass/hay.

Mr Austwick is a farmer, a merchant in Hay, barley and wheat straw and is also a haulier.

Part of the site is a haulage depot, the farm is licenced for HGVs and trailers.

The Proposal

To erect an extension to a general multi-purpose building use class B1, B2, B8 and agriculture.

Predominantly the building will be used for the storage of agricultural and none agricultural product/items, alongside the farm and haulage uses already established on the site. Other uses may be possible in the future.

The building may also be used for secure storing of agricultural and haulage equipment.

Physical

The site is situated south of the River Ouse and on the western side of the village of Swinefleet. The site is generally flat.

Access is via a short stoned access/track from the A161, Swinefleet Goole Road.

The site consists of a single storey brick and tile dwelling with various steel and timber framed structures.

The site is enclosed by the A161 to the North, Quay Lane to the West, and open farm land to the South and East.

Adjacent agricultural land is generally subdivided by tracks and dykes. Tree and hedge planting is minimal

Flood Risk assessment

According to the Flood map for planning, the farm is situated in an area of flood risk zone 3a. Refer to separate FRA.

Biodiversity

Following a site walk over, It is considered that there is no likelihood of protected and priority species being affected adversely by the proposed development. There is no evidence of badger sets or badger activity. Some of the site is an existing stoned area currently used for external storage.

Tree comment

There are no trees within the red lined site area. There are very few existing trees and hedges adjacent to the site and on distant boundaries. The construction works will have no impact on any existing trees due to distance away from the development

Ground levels will not be changed within roots zones or canopy spread of any existing tree or hedgerow, and no construction materials will be stored against or adjacent to trees/hedges. Service/drain runs have been positioned so as to avoid passing through tree root zones.

The excavation of isolated shallow concrete pad foundations for the stanchions will not affect the long term survival of any tree or hedge. Additional tree or hedge planting is not proposed.



Existing Site Access

Planning Policy

Generally, government policy is that the expansion of existing rural businesses is recommended. It is considered that the proposal is mostly supported by the following policies.

East Riding Local Plan Strategy

Pol S1	presumption in favour of sustainable development
Pol S4	supporting development in villages and countryside
EC1	supporting East Riding economy
A4	Goole and Humberhead Levels sub area

National Planning Policy Framework (feb 2019) extracts

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.

It provides a framework within which locally-prepared plans for housing and other development can be produced.

2. Achieving *sustainable development (extracts)

(7) The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

(8) Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4 Decision-making (extract)

(38) Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Determining applications (extract)

(47) Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

6. Building a strong, competitive economy (extract)

(80) Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴⁰, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Supporting a prosperous rural economy (extract)

(83) Planning policies and decisions should enable:

- the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- the development and diversification of agricultural and other land-based rural businesses;
- sustainable rural tourism and leisure developments which respect the character of the countryside; and
- 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.

(84) Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Use

The proposed structure will be used as a general multi-purpose building use class B1, B2, B8 and agriculture.

Amount

The proposed building area is considered to be sufficient to enable safe and satisfactory use, whilst still making best use of available space.

Layout

The internal space is totally clear, allowing for full and adaptable use of the whole building area. The Building is close to existing structures

Scale

The scale of the building is considered to be appropriate for the proposed use and siting.

•	Height to ridge	13.206 m
•	Height to eaves	9.144 m
•	External width	30.480 m
•	External length	12.200 m

Appearance

The building is of basic industrial/agricultural design, utilizing a portal framed steel structure and standard roof sheeting components, plastisol coated profiled steel sheeting and concrete walling panels.

Low maintenance natural colour pre-cast concrete grain walling panels will be used for side walls; with dark green plastisol coated profiled steel sheeting above.

Natural grey fibre cement sheet will be used for the roof covering.

Building Access

Open Access for the general public is not encouraged, but access design is where possible in accord with Part M of the approved documents, providing a level or sloping approach.

Site Access

Pedestrian and ambulant disabled access is unrestricted. The existing access is of suitable dimensions allowing for all likely sizes of vehicles requiring access, including waste collection and fire service vehicles.

Conclusion

Following an assessment of the sites circumstances and characteristics it is considered that the design of the building is appropriate and that it responds to the rural context.

It is considered that the proposals are generally compliant with and supported by policies contained within National and Local Plans as referred to in this document. The application is offered for approval



Aerial view of the farm, arrow indicates approx location of extension.