

DESIGN & ACCESS STATEMENT

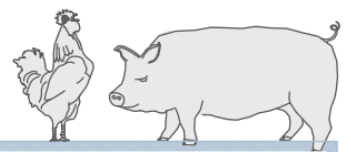
ERECTION OF AN EXTENSION TO EXISTING CATTLE SHED

Favin Farm, Laytham, York, YO42 4PR

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CONTENTS

1. INTRODUCTION

2. BACKGROUND & PROPOSED DEVELOPMENT

3. AMOUNT / SCALE

4. USE

5. LAYOUT

6. LANDSCAPE

7. APPEARANCE

8. ACCESS

9. PLANNING POLICY

10. FOUL, WASTE & SURFACE WATER MANAGEMENT

1. INTRODUCTION

This report has been commissioned by Messrs JR Gowthorpe of Favin Farm, Laytham, York, YO42 4PR.

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 & PROPOSED DEVELOPMENT

This planning application seeks full planning consent for the erection of an extension to an existing livestock building at Favin Farm.

The proposal relates to offering purpose-built livestock accommodation for cattle, which are currently housed within a separate building to the northern end of the farmyard.

The building in which the cattle is currently housed is not purpose built and was originally erected for grain storage. The applicants are now in a position whereby the storage building is once again required for the storage of grain / agricultural produce.

The proposed extension will enable the existing rural and agricultural business to become more economically sustainable and efficient, negating the necessity to rent additional storage elsewhere.

The proposal also represents an increase in animal welfare, as the proposed building will offer purpose-build accommodation for cattle.

This application will not result in any increase in livestock at Favin Farm - the application relates solely to upgrading the existing agricultural facilities and operations.

3. AMOUNT / SCALE

The scheme extends to the erection of an extension extending to 36574mm x 15239mm with an eaves height of 5486mm and a ridge height of 7593mm, matching that of the existing unit.

4. USE

The building will be used for the housing of cattle which is currently housed in a separate building.

5. LAYOUT

The proposed building will form an immediate extension to the existing livestock unit. A Google Earth screenshot can be seen below which identifies the building in which the cattle is currently being housed. The grain store is shown in red.



The overall site layout can be seen in greater detail on the attached site layout plan (drawing No. IP/GG/02).

6. LANDSCAPING

This proposal relates to the erection of a purpose-built livestock building within a rural and agricultural landscape.

The proposed extension is screened within the wider landscape by existing roadside hedgerows and intermittent tree planting. Agricultural buildings of a similar design and scale are not uncommon within the immediate landscape, therefore, being able to see partial views of such development cannot be construed as unusual given the sites rural location.

It is generally considered the proposal will not be visually intrusive from public vantage points and would not be considered visually prominent within the wider landscape or harm the character and appearance of the surrounding agricultural landscape.

7. APPEARANCE

The proposed development represents a purpose-built livestock building, which forms an extension to the existing unit. The wall materials are concrete panels with Yorkshire boarding above. The roof material is a fibre cement sheeting standard grey. This design and is typical of an agricultural livestock unit such as this.

A photograph of the existing building can be seen below:



The proposed extension will mirror the existing appearance.

The proposed building will have an open aspect to the eastern elevation with feed stalls.

8. ACCESS

Access to the proposed building will be gained via the existing farm access. The development will pose no impact on the existing traffic generation associated with the farm.

9. 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.

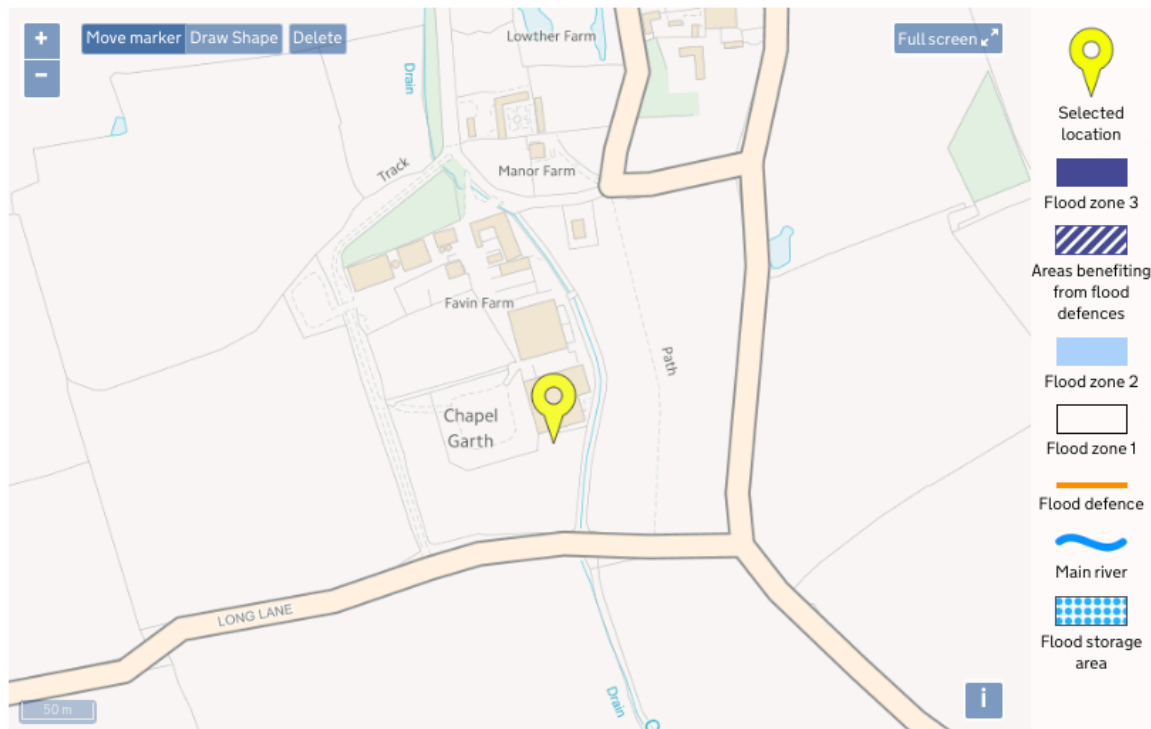
The proposed development represents the sustainable growth and expansion of an existing rural business. The proposed development is compliant with the aims of national policy with the National Planning Policy Framework.

10. FOUL, WASTE & SURFACE WATER MANAGEMENT

Flood Risk and Surface Water Management

Paragraph 31 of the National Planning Policy Framework Planning Practice Guidance states that site specific flood risk assessment should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a strategic flood risk assessment for the area and the interactive flood risk maps available and the Environment Agency’s website.

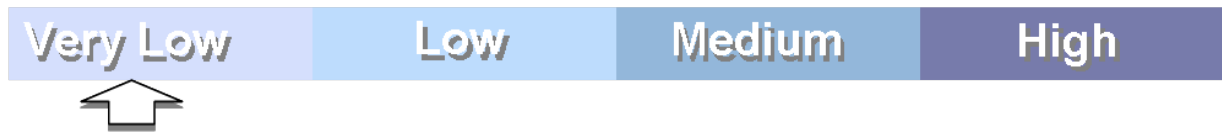
Flood Risk



Show flood zones

A review of the risk of flooding on the site has shown the site to be in Flood Zone 1. The Environment Agency Flood Map is shown above.

“The location you have selected is in an area that has a very low chance of flooding from rivers or the sea.



What does 'very low' mean?

Very low means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%).

The Environment Agency's Flood Map for Land Use Planning confirms that the site is located within Zone 1.

* Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)”

Flood Risk Conclusion

The site is confirmed by the Environment Agency as being located within Flood Zone 1 and hence has a risk of flooding of less than 1 in 1000 annual probability of flooding. The main flood risk issues associated with this site are the management of surface water to ensure that the proposed development does not contribute to flooding beyond the site boundaries.

Surface Water Management

The proposed building will discharge of clean roof water via the existing mains drains. The proposed extension will utilise the buildings existing drainage design. A mains drain can be seen to the immediate east of the existing buildings.