

**DESIGN, ACCESS AND PLANNING STATEMENT**

**PROPOSED LIVESTOCK BUILDING AT  
DENBY HOUSE FARM, RUDSTON, DRIFFIELD, YO25 3DL**

**APPLICANT: E FALKINGHAM AND SONS**

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Report Prepared By:

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## **Introduction**

This report has been commissioned by E Falkingham and Sons of Denby House Farm, Rudston, Driffield, YO25 4DJ.

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 year's experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

## **Background Information**

The applicants, E Falkingham and Sons, operate a mixed arable and livestock farming enterprise at Denby House Farm. The business extends to 520 acres of owner occupied land which is used for arable production.

The existing livestock enterprise consists of an existing pig rearing building which accommodates 1999 pig places. The applicants propose to expand their pig rearing activities through the erection of an additional unit. The proposed additional unit will accommodate 2000 pig places, taking the capacity of the site to 4,000 pig places.

The development takes the site above the 2000 place threshold for Environmental Permitting, and the applicant is currently applying to the Environment Agency for an Environmental Permit for the development.

### **The Proposed Development**

This application seeks full planning consent for the erection of 1 No pig finishing building, extending to 58.18m x 28.42m with an eaves height of 2.4m and a ridge height of 5.616m. The proposed pig finishing building will accommodate 2000 pig places for pigs reared from 40kg through to 110kg.

### **Amount**

This application is for the erection of 1 No pig finishing building. The proposed building will accommodate 2000 pigs from 40kg liveweight through to finished weight of 110kg.

### **Use**

The proposed building will be used as pig finishing accommodation on a fully slatted slurry based system. Temporary storage for slurry is contained within a sealed concrete tank underneath the building. From the building slurry will be removed frequently to an external steel slurry store.

The slurry storage will be emptied twice per annum in Spring and Autumn and the slurry disposed of through spreading onto arable land as a fertiliser. The applicants farm waste management plan is enclosed with this application.

The proposed building will include an automated auger feeding system and non-drip nipple drinkers. Ventilation is based on high velocity ridge mounted fans and side inlet vents.

### **Layout**

The proposed building has been located immediately to the north of the existing farmstead at Denby House, adjacent to the existing piggery. The location is 400m from the nearest neighbour at Grange Cottages.

The proposed development can be seen in greater detail on the attached site plan (IP/EF/02). The development includes the proposed building, together with associated feed bins.

### **Scale**

The proposed building has a floor area of 1654 square metres. The building measures 58.18m x 28.42m with an eaves height of 2.4m and a ridge height of 5.616m and 4 No. feed bins. The proposed unit will house 2000 finishing pig places.

### **Landscaping**

The proposed development has been located on arable land, adjacent to the existing piggery on the northern side. The site is well screened within the landscape by mature hedgerows to the north and east, and by a mature tree shelter belt to the south. All views of the proposal will be in the context of the existing built development on the site.

**Appearance**

The proposed building is made up of timber frame construction with the external cladding being blockwork with GRP flexstone sheeting in green above. The roof covering is fibre cement sheeting in natural grey. The design and appearance of the proposed development is identical to the existing piggery building on the site.

**Access**

Access to the site will be via the existing entrance to Burton Road which was constructed as part of the original piggery development and is constructed to highway specification.

The entrance provides visibility splays of 2.4m x 195m northwards to the junction with the B1253. The proposed location provides 2.4m x 215m visibility splays to the south.

The proposed development is of a low traffic generating use. The proposed traffic movements are summarised in the table below:

	Wagons Per Year
	Proposed
Store Pigs In	32
Feed Deliveries	52
Bacon Pigs Out	40
<b>Total</b>	<b>124</b>
Wagons Per Week	<b>2.4</b>

The proposed traffic generation associated with the development is of a very small scale. The increase in traffic extends to an average of 2.4 vehicles per week. This increase is not deemed to be significant and the local highway network can easily

deal with this modest increase. Slurry is contained within the farm, creating limited road traffic in close proximity to the farm to access fields.

### **Planning Policy**

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

Planning Policy is contained with the East Riding Local Plan, October 2018 and within the National Planning Policy Framework 2019.

#### **East Riding Local Plan Strategy Document**

Policy S4 of the East Riding Local Plan Strategy Document relates to supporting development in villages and the countryside. Policy S4, C states

“Outside of a development limit land will be regarded as the Countryside and the following forms of development supported, where proposals respect the intrinsic character of their surroundings:

7. Agricultural, horticultural and forestry uses”

Policy S4 provides support in principle for agricultural development in the rural area.

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

The National Planning Policy Framework confirms that the purpose of the planning system is to contribute towards the achievement of sustainable development. Paragraph 8 of the NPPF states that there are three dimensions to sustainable development, being economic, social and environmental.

*Economic Role*

The development proposal has strong economic benefits both within the construction and operational phases.

The proposed development involves an investment in buildings and infrastructure by the applicants of approximately £700,000. This includes groundworks and concrete, buildings, and internal equipment fitting. The proposed development will offer a substantial initial cash injection into the rural economy through the construction phase.

Once operational, the development will require a full time worker on the site.

The proposed development will also provide a significant contribution to the associated services industries within the pig sector. These industries include haulage contractors, feed suppliers, veterinary and medicine, cleaning contractors, electricians, plumbers, pest control contractors etc. The added value to the local economy through direct and indirect employment for the development is substantial.

*Social Role*

The proposed development is a modern and efficient, livestock production unit that is designed to fulfil a modern demand for cheap and environmentally efficiently produced food. It therefore contributes to food production and national food security in a sustainable way. It represents an effective increase in UK food production in a way that makes optimum use of increasingly scarce resources and without causing harm to the environment. The reality of feeding the population of the UK in a sustainable way means that it is necessary for there to be construction of more modern, increasingly efficient buildings. The Government has highlighted the need to promote home food production and there is pressure to produce more food at a price the consumer can afford to pay.

Another social benefit of the scheme is that it provides employment security to local people who live in the countryside and in doing so helping to retain the vibrancy of the community. The success of rural farming businesses provides increased employment opportunities within the countryside, providing additional social benefits to other rural businesses.

*Environmental Role*

The proposal will increase the supply of pig meat, reducing the need for imports and so reduce food miles.

The proposed development is not located within a SSSI impact zone, as shown in the receptor search below.

Site No.	Name	Distance(km)	Designation	Easting	Northing
1	Boynton Willow Garth	5.349	SSSI	512479	467656
2	Fordon Chalk Grasslands	6.534	SSSI	506072	474814
3	River Hull Headwaters	6.552	SSSI	508124	461892

The pig slurry from the farm will be recycled as a sustainable fertiliser for the arable cropping, thereby reducing reliance on manufactured fertilisers which are derived from fossil fuels.

The proposed development requires an Environmental Permit from the Environment Agency in order to operate. The Environmental permitting regime places the highest levels of protection on the operation of the proposed pig unit in order to protect residential neighbours and the environment as a whole.

Paragraph 83 provides support for economic growth in rural areas, providing clear support for the proposed development as farm diversification and sustainable growth and expansion of businesses in rural areas. The proposal is clearly supported by paragraph 83.



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Paragraph 183 refers to developments where a separate Environmental Permit is required in terms of the operation of the site. Essentially, paragraph 183 confirms that if an Environmental Permit is required, the planning system should not focus on issues which are controlled by the permitting process. In this instance, the permit controls all emissions from the site – odour, noise, dust, ammonia, waste disposal, dirty water management etc.

The proposed development is generally compliant with national and local planning policy guidance.

**Ian Pick.**

A handwritten signature in black ink, appearing to be 'Ian Pick', written in a cursive style.

**March 2021**