

DESIGN & ACCESS STATEMENT

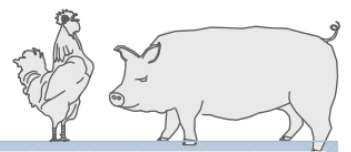
ERECTION OF A RELOCATED CATTLE SHED (BUILDING 2)

The Beeches, Main Street, Skerne, Driffield, YO25 9HP

J H Dixon & Son

Ian Pick Associates Ltd
Station Farm Offices
Wansford Road
Nafferton
East Yorkshire

Email: mail@ianpick.co.uk
Office: 01377 253363
Ian Pick: 07702 814950
Sam Harrison: 07837 558724
www.ianpickassociates.co.uk



IAN PICK ASSOCIATES LTD
Specialist Agricultural & Rural Planning Consultants

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 J H Dixon & Son of The Beeches, Main Street, Skerne, Driffield, YO25 9HP.

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 a relocated cattle shed. This application is 1 of 2 submitted in relation to the overall proposal.

J H Dixon & Son operate an existing agricultural enterprise from The Beeches. The farm extends to approximately 470 acres of owner occupied land, with arable operations

extending to 400 acres. The applicants also operate an existing 400 head beef rearing enterprise.

The applicants have diversified their operations over several years, with planning permission being granted for the conversion of existing buildings for holiday accommodation.

The applicants now seek full planning consent to relocate an existing stock shed, thus reducing the number of livestock housed within the existing farmyard. The applicant is proposing to remove 2No. existing calf rearing sheds which are located within the centre of the existing farmyard, replacing them with purpose-built sheds to the north of the farm.

The proposal will aid in reducing odours within the immediate vicinity of the existing livestock units, which poses a 2-fold benefit of increasing the amenities of both the nearest neighbours, and the existing and approved holiday cottages. The nearest sensitive receptor which is unconnected to the farm is currently located approximately 45m from the existing cattle sheds.

This application will not result in any increase in livestock - the application relates solely to relocating existing livestock further away from both the applicants holiday cottages and the nearest neighbours.

3. AMOUNT / SCALE

The scheme extends to the erection of a replacement cattle shed. The proposed building extends to 36574mm x 12191mm with an eaves height of 4571mm and a ridge height of 8169mm. The building also proposes a cantilever extending to 1219mm.

This application is 1 of 2 submitted. The second application mirrors that of the first; both buildings are identical in their design and use.

4. USE

The building will be used for the winter housing and rearing of calves.

5. LAYOUT

The overall site layout can be seen on the attached Site Plan (drawing No. IP/AD/02). The proposal relates to the relocation of stock from the existing farmyard. The existing buildings can also be seen on the attached plans. An Ecological Habitat Assessment was undertaken in relation to the buildings which are to be replaced as part of a previous scheme (17/04280/PLF). This report has been submitted for reference.

Foul water is to be appropriately contained and drained via a sealed underground dirty water 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 proposal will utilise the existing farm access and internal tracks.

6. LANDSCAPING

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

The proposed building is screened within the wider landscape by existing 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. The wall materials are made up of concrete panels with Yorkshire boarding above. The roof covering is a fibre cement sheeting standard grey. This design and is typical of an agricultural livestock unit such as this.

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. The application will not result any increase in livestock.

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.

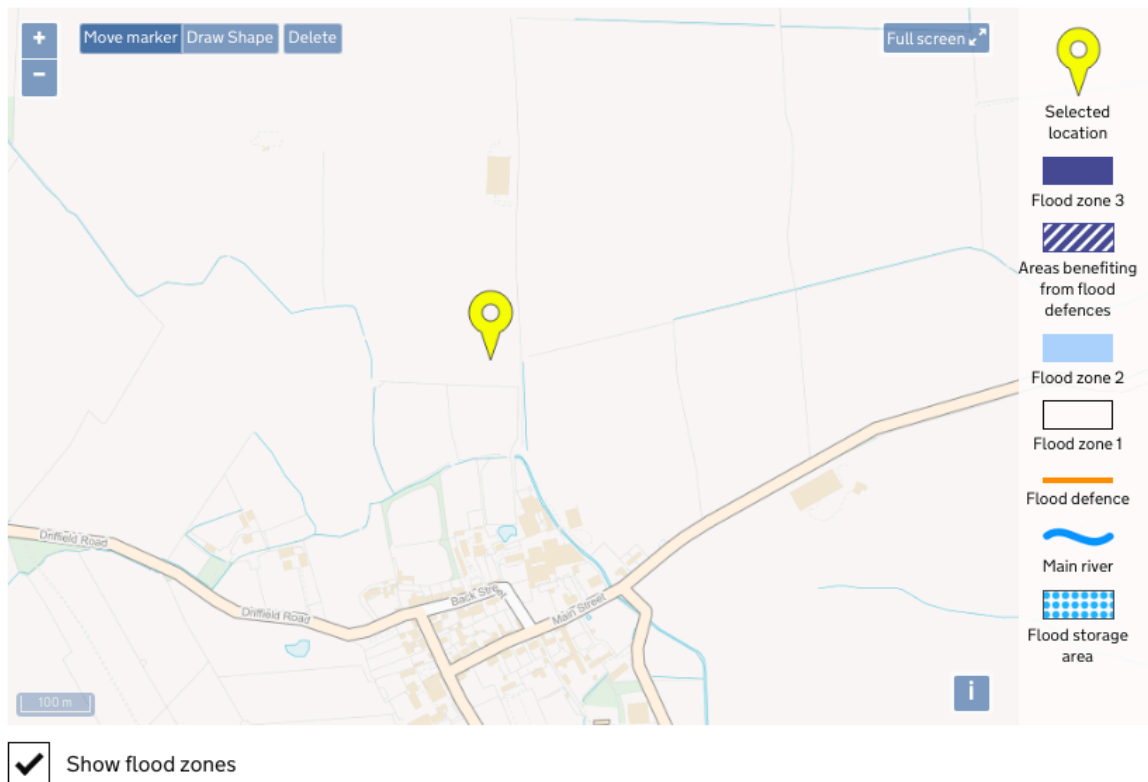
The proposed development represents the sustainable growth and expansion of an existing rural business. The scheme is compliant with the aims of national policy with the National Planning Policy Framework.

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



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 French drains, as per the attached site plan.