



Ex building to be demolished, south east elevation.

daps

design, access and planning statement,
FRA, Bio and Tree comment.
Photographs.

Erection of general purpose agricultural
building/crop store following demolition
of existing shed

Chalet Farm
Sledmere Road
Langtoft
Driffield
East Yorkshire YO25 3BT

Mr. I. Bennett

Project ref 1351

© design R. march 2021

Roy Gibson. architectural technician.
t/a design R
Hill Rise, Market Weighton, YORK

07455834903

roydesignr1@btconnect.com

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

Mr Bennett owns and operates a mixed arable farming business at Chalet Farm, Langtoft.

Chalet Farm extends to approximately 5.64 ha a further 202 ha of rented land in the Sledmere area is farmed.

Cropping is mainly potatoes.

The Proposal

The proposal is to demolish an existing 'not fit for purpose' general purpose agricultural building, and then to erect a new general purpose agricultural building/crop store.

Predominant use to be for general storage of agricultural equipment and materials, fertiliser, seed and crops etc

The new building is sited over the footprint of the existing structure and is close to other agricultural buildings and infrastructure.

Physical

The farm is situated on an elevated site 2.22km west of Langtoft.

Access to the farm site is directly off Sledmere Road.

The farm consists of a variety of traditional brick buildings a dwelling, holiday accommodation and a farm office. Plus steel and timber framed barns

The whole of the site has substantial cross falls, see levels on part topographical survey.

Surrounding agricultural land to all sides is subdivided by hedgerows, tracks and tree plantations/belts.

Biodiversity

It is considered that there is no likelihood of protected and priority species being affected adversely by the proposed development.

The existing shed proposed for removal is constructed with block walling over clad with Yorkshire boarding and corrugated tin or fibre cement sheeting. The roof on timber supports, is clad with a mixture of corrugated tin or fibre cement sheeting, see internal and external photos.

The construction does not appear to have suitable gaps, voids or secluded confined spaces for roosting bats.

The shed is currently used for the storage of agricultural equipment, fertiliser, seed and crops etc and is regularly cleaned internally. It is presently in daily use and is subject to daily disturbance;

The building, as used currently, does not offer safe and secluded occupancy opportunities for bats, barn owls or other wild life species.

Tree comment

There are no trees or hedges directly within the red lined site area. There are existing trees and hedges adjacent to the site and on close and distant boundaries.

The works will have no impact on any existing trees due to the construction type and the distance away from the development.

Service/drain runs are located so as to avoid passing through any tree root zones.

The excavation of isolated shallow concrete pad foundations for the stanchions will not affect the long term survival of any tree/hedge.

No construction materials will be stored against or adjacent to trees/hedges. Additional tree planting is not proposed.

Wild life enhancement

One side or gable wall of the building will be fitted with 1no. Schwegler 1FF or similar bat box and 1no. Schwegler nest box, 1B, 2H or 1no. Schwegler sparrow terrace 1SP.

Surface and foul water disposal

Surface water disposal information is noted on the plans and forms. Ground conditions are thin layer top soil over chalk sub strata, suitable for soakaways.

There is no requirement for any foul water disposal.

Flood Risk assessment

Making reference to the 'Flood map for planning' GOV.UK web site, the proposal is situated in a zone 1 flood risk area.

The site is not affected by surface water or any other source of flooding.



Flood map for planning

Your reference	Location (easting/northing)	Created
1351	498751/467336	31 Mar 2021 13:01

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

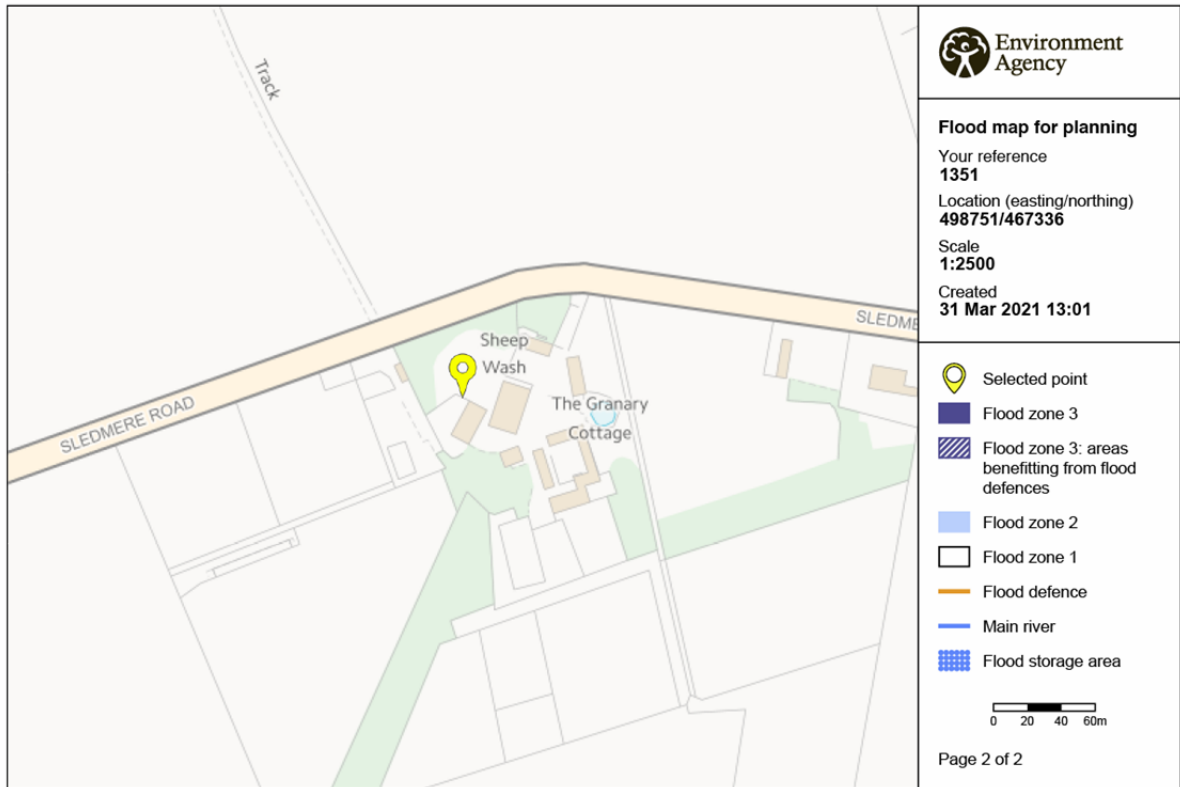
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



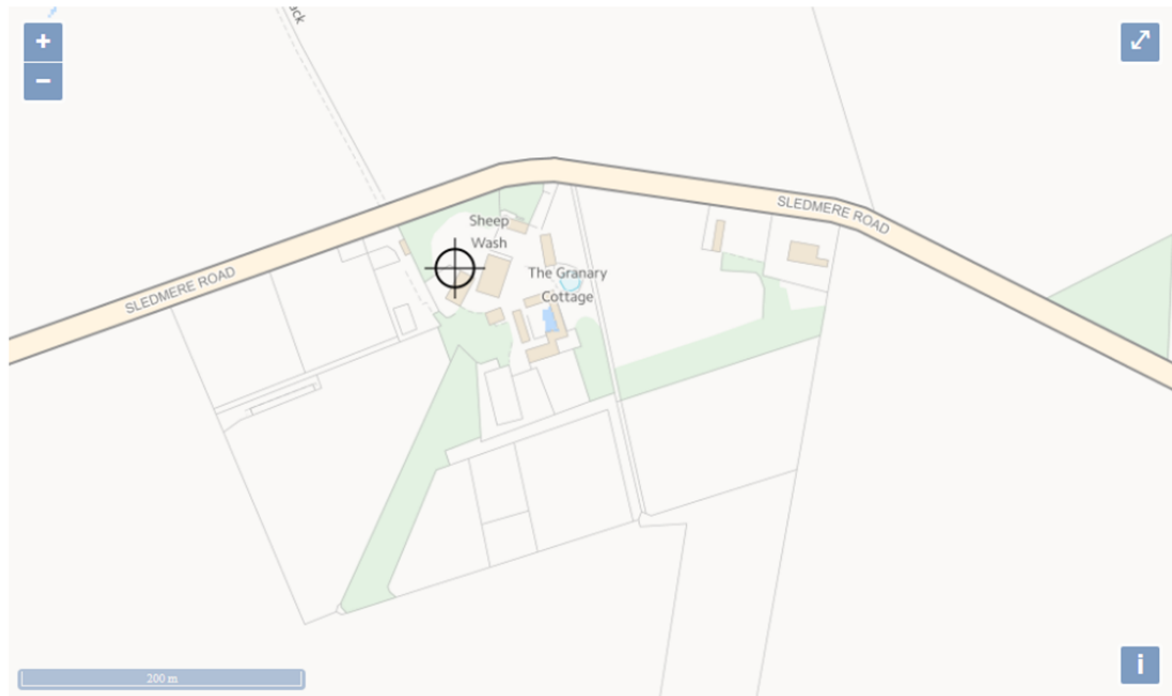
© Environment Agency copyright and / or database rights 2018. All rights reserved. © Crown Copyright and database right 2018. Ordnance Survey licence number 100024198.

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

Flood map for planning extract GOV.UK © surface water

Above Maps Contain public sector information licensed under the Open Government Licence v3.0.



Aerial view of Chalet Farm, the red arrow indicates existing and proposed building location. (north is to the top of the page)

Planning Policy

Generally, government policy is that the expansion of existing rural businesses is recommended. It is considered that the proposal is generally 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
EC2	encouraging Growth & Diversification of the Rural Economy
A2	Driffield and Wolds Sub Area
ENV1	Integrating High quality design
ENV2	Promoting high quality landscape.

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;

(continued on next page)

- **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;
- 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.

(continued on next page)

(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 purpose agricultural storage building.

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 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 agricultural use and its rural siting.

- Max Height to ridge 7.126 m
- Max Height to eaves 5.157 m
- Max External width 18.270 m
- Max External length 30.448 m
- External area 556.30 m²

Appearance

The building is of basic standard agricultural design, utilizing a portal framed steel structure and sheeting components, doors and concrete walling panels.

Low maintenance natural colour pre-cast concrete walling panels will be used for plinth walls; with green plastisol coated profiled steel composite cladding above.

Goosewing grey plastisol coated profiled steel composite panels will be used for the roof covering. The Light coloured roof will reduce both visual impact and thermal gain.

Site Access

Access to the proposed building will provide easy approach for likely vehicles and foot traffic. Pedestrian and ambulant disabled access is unrestricted. The farm access is of suitable dimensions to allow for all likely sizes of vehicles requiring access, including waste collection and fire service vehicles.

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.

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 also considered that there is a justifiable 'agricultural need' for the proposal, based on the need to develop and expand the farming business to cope with rising population and national food demands.

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

Photographs



Shed to be demolished, north west elevation.



Adjacent building, north west elevation.



Adjacent building to south east of proposal



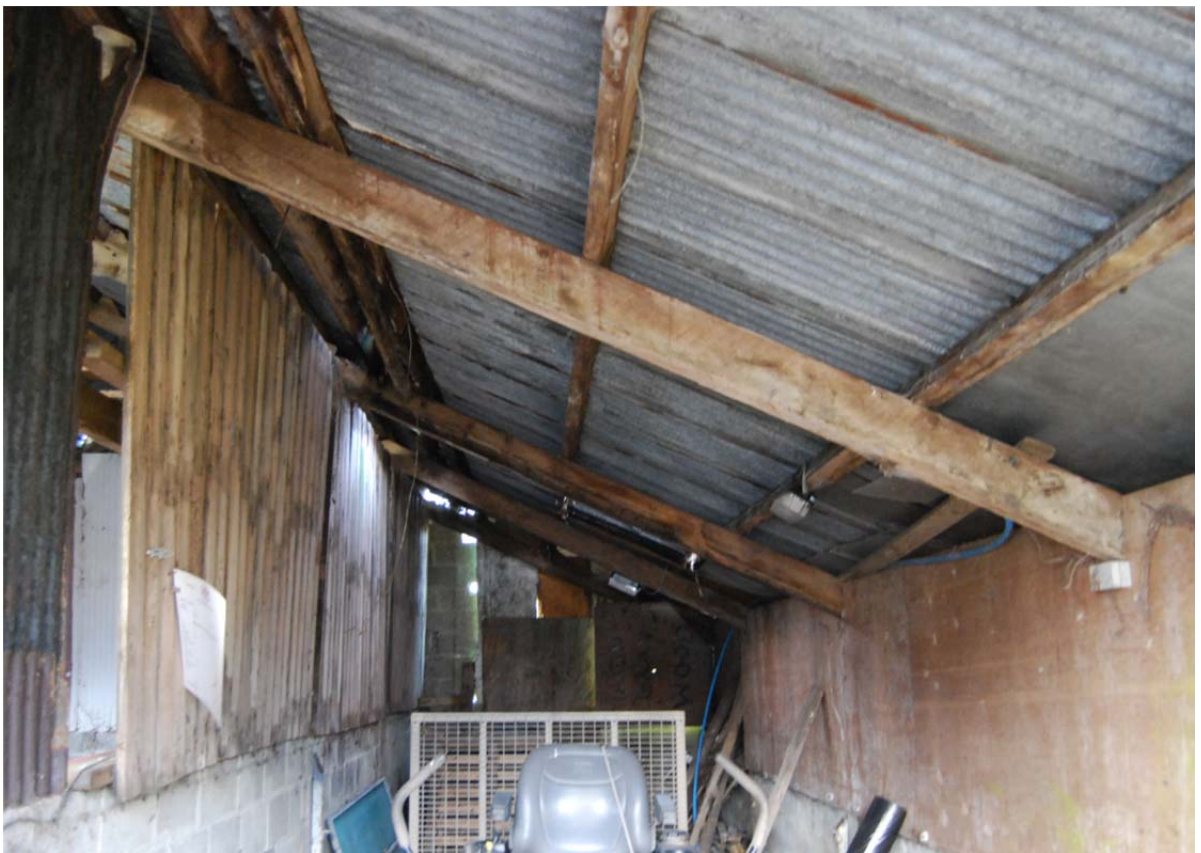
Gable end of adjacent barn. North east elevation



Gable end of adjacent barn. South West elevation



1 interior of building to be demolished.



2 Interior of building to be demolished.



3 interior of building to be demolished.



4 Interior of building to be demolished.