

DESIGN & ACCESS STATEMENT

ERECTION OF A MACHINERY STORE / WORKSHOP

Manor Farm, Haisthorpe, Driffield, YO25 4NX

Mark Warkup Ltd

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

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1. INTRODUCTION

This report has been commissioned by Mr M Warkup of Mark Warkup Ltd, Manor Farm, Haisthorpe, Driffield.

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

2. BACKGROUND & PROPOSED DEVELOPMENT

Mark Warkup Ltd operates a specialist potato production business producing 350 acres (141 hectares) of potatoes per annum. The applicants are proposing to erect a lean-to which will serve as a machinery store and workshop. The buildings will provide the business with a purpose-built unit to store their machinery and undertake repairs and maintenance. The existing arrangements result in several pieces of key equipment being stored outdoors, whilst repairs are also undertaken in the general yard area.

The proposed building will increase the overall efficiency of the farm, whilst also providing a secure storage area for expensive agricultural machinery.

3. AMOUNT / SCALE

The scheme extends to the erection of an extension extending to 24382mm x 12191mm, with an eaves height of 4014mm and an overall height of 7006mm.

4. USE

The building will be used for the storage and maintenance of agricultural machinery.

5. LAYOUT

The proposed building is to be sited on land immediately adjacent to the existing farm buildings. The overall site layout can be seen in greater detail on the attached site plan (drawing No. IP/MW/02).

6. LANDSCAPING

The chosen site would benefit from being seen as part of the existing cluster of agricultural buildings at Manor Farm. The proposed development represents the small scale expansion of the existing site, in the form of the immediate extension to an existing storage building. The proposal will have minimal visual impact and will not pose a negative impact on the character and appearance of the surrounding landscape.

The combination of the relatively low height, simple design and judicious use of materials is such that the proposed building is not visually prominent within the landscape and any

views of the proposed development will be in the context of the existing built development on the farmstead.

7. APPEARANCE

The proposed development represents a purpose-built agricultural building. The wall materials are concrete panels with polyester coated steel profile sheeting above in juniper green. The roof material is also steel profile sheeting (juniper green). This design and is typical of an agricultural building 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 traffic generation associated with the existing 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.