

DESIGN & ACCESS STATEMENT

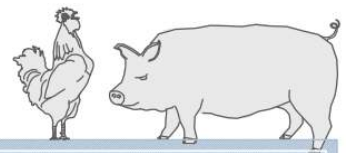
ERECTION OF A REPLACEMENT AGRICULTURAL STORAGE BUILDING

CHALET FARM, SLEDMERE ROAD, LANGTOFT, YO25 3BT

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1. INTRODUCTION

This report has been commissioned by Mr & Mrs I Bennett of Chalet Farm, Sledmere Road, Langtoft, Driffield, YO25 3BT.

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. PROPOSED DEVELOPMENT

The applicants seek to replace an existing agricultural storage building which is nearing the end of its useful working life and is in need of replacement. The applicants operate an agricultural holding from Chalet Farm, extending to a mix of arable and livestock operations.

3. AMOUNT / SCALE

Dimensions

Existing building to be replaced

15000mm x 7500mm, 3000mm eaves, 4000mm ridge.

Proposed building

15000mm x 7500mm, 2600mm eaves, 4037mm ridge.

The proposed building represents an almost like-for-like replacement of the existing structure. Both the existing and proposed buildings have a footprint of 112.5m².

4. USE

The building will be used for the storage of agricultural machinery and produce. The bulk of the building will be used for the storage of hay in relation to the applicants existing lambing operations.

5. LAYOUT

The proposed building is to be sited on the immediate footprint of the existing building. The overall site layout can be seen in greater detail on the attached Site Location Plan (drawing No. IP/IB/01).

6. LANDSCAPING

It is generally considered that 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 landscape.

The proposal relates to the erection of an agricultural building within a rural and agricultural setting. Buildings of this ilk are not uncommon within the immediate landscape and should not be construed as unusual or alien. Both the existing and proposed buildings are modest in size.

7. APPEARANCE

The proposed building is made up of a brickwork, with timber Yorkshire board cladding above. The roof covering would be a clay pantile.

This design and appearance is typical of agricultural buildings such as this and cannot be construed as unusual given the rural and agricultural setting. The building has been designed to assimilate itself with similar existing buildings in the existing farmyard.

Photographs of the existing building which is to be replaced can be seen below.



8. ACCESS

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

9. PLANNING POLICY

National Planning Policy is contained within the National Planning Policy Framework (July 2021). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 84.

Supporting a prosperous rural economy

84. 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 84.

The proposed development represents the sustainable growth and expansion of an existing rural business. The proposed development is compliant with the aims of national planning policy framework.