



DESIGN AND ACCESS STATEMENT

in support of an application for

A Proposed General Purpose Agricultural Storage Building

at

Everingham Park, Everingham, York YO42 4JH

on behalf of

Mr G E Cooper

August 2022

Prepared by

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Introduction

This report has been produced on behalf of Mr G E Cooper (The Applicant) of Everingham Park, Everingham, York YO42 4JH.

The Applicant owns and operates an established game bird rearing enterprise from Everingham Park, Everingham which comprises farmhouse, arable land, rearing fields and a range of conventional farm buildings and extends to approximately 43.32 acres in total.

The business breeds and rears game birds for sale which are placed onto a large number of large commercial shoots and smaller farm shoots in the local area and further afield. In a typical year, the Applicant rears and sells approximately 80,000 poults to 6 weeks of age and over 200,000 day old chicks. The applicant also grows a variety of cereal crops on the arable land at Everingham Park, which is used on site as feed for the game birds.

The Applicant's business makes use of a large amount of equipment and machinery for both the arable side of the enterprise and the game bird rearing and breeding side, most of which is currently stored outside and is exposed to the elements.

The Applicant is also required to buy in additional grain and feed for the birds and currently only has a small amount of storage on site, which requires smaller yet more frequent feed deliveries to adequately service the business.

The Proposed Development

This application seeks full planning consent for the erection of a general purpose agricultural storage building for the storage of grain, feed and agricultural machinery.

Amount

The proposed development consists of the erection of a single steel portal framed agricultural building, which will measure 120' (36.58m) x 40' (12.19m) with an eaves height of 16' (4.88m) and a ridge height of 21'3" (6.51m).

Use

The proposed building will provide secure, covered storage for grain, feed and agricultural machinery used in connection with the Applicant's business.

The proposed building would provide sufficient covered storage for the Applicant's machinery and equipment while providing further storage for grain and feed. This would enable the Applicant to purchase large loads of feed, benefitting from economies of scale and reducing delivery costs, while reducing the frequency and number of feed deliveries to the site.

Layout

The proposed building is to be located to the south west of the Applicant's existing range of buildings, as shown on the attached Location Plan. The site is currently used for storage ancillary to the Applicant's business.

The location of the proposed building is remote from neighbours and other settlements. The closest protected dwelling is located in excess of 280m to the East.

Scale

The scale of the proposed building is considered to be appropriate for the proposed use and for the siting within the context of the local farmed area. The proposed building has a length of 36.58m and a width of 12.19m, with a gross external area of 446m². The building will have an eaves height of 4.88m and a ridge height of 6.51m, all as shown on the attached Elevations and Floorplan Drawing.

Appearance

The proposed building comprises a steel portal frame agricultural building with natural grey pre-cast concrete panel grain walling to a height of 1.5m, externally clad with grey box profile sheet cladding to all elevations. There will be a roller shutter door in each gable with a pedestrian door in the Eastern elevation. The roof covering is natural grey corrugated fibre cement sheet. Further detail is shown on the Elevations Drawing.

Landscaping

The proposed building is to be located to the south west of the existing range of farm buildings, as shown on the Location Plan.

This location will require the least amount of remedial groundworks due to the site topography and access provisions.

Access

Access to the site is via the existing farm track which connects to Everingham Road.

Planning Policy

The relevant Planning Policy is contained within the East Riding Local Plan, adopted April 2016 and within the National Planning Policy Framework 2021.

East Riding Local Plan Strategy Document

Policy S4 of the East Riding Local Plan Strategy Document concerns ‘Supporting development in Villages and the Countryside’.

Policy S4, A. states that :-

“Outside of the settlements listed in Policy S3, development will be supported to help maintain the vibrancy of Villages (listed in Appendix B) and the Countryside where it:

- 1. Is of an appropriate scale to its location taking into account the need to support sustainable patterns of development; and...*
- 3. Does not involve a significant loss of best and most versatile agricultural land.”*

The proposed development is located in the village of Everingham, which is listed in the aforementioned Appendix, it is of a scale which is appropriate to its location and does not involve any loss of the best and most versatile land.

Policy S4, C. states that :-

“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*
- 11. Sports, equine, recreation, community facilities and tourism development”*

Policy S4 therefore provides support in principle for agricultural development in the countryside, together with the proposals linked to countrysports and recreation.

Policy EC1, D. states that:-

“Outside of development limits employment development will be supported where it is of an appropriate scale to its location and respects the character of the surrounding landscape. Proposals should:

- 2. Involve the expansion of an existing business;*
- 4. Have a functional need to be in the particular location which cannot be met on either a nearby allocation, or on a site which satisfies any of the above criteria.”*

National Planning Policy Framework

The National Planning Policy Framework states that the purpose of the planning system is to contribute towards the achievement of sustainable development.

Paragraph 84 provides direction on ‘supporting a prosperous rural economy’, showing support for the ‘sustainable growth and expansion of all types of business in rural areas’ through the erection of well-designed new buildings. The proposal therefore complies with Paragraph 84.

Conclusion

The proposed development is necessary for the growth and improvement of the game bird rearing enterprise at Everingham Park and demonstrates continued investment into the Applicant's holding and rural enterprise.

The siting and appearance of the building will not adversely affect the local area and is of a scale and design commonly found on agricultural holdings in the locality.

The proposed development is also considered to be compliant with both national and local planning policy.

Oliver Fargher BSc (Hons) MRICS FAAV

A handwritten signature in black ink, appearing to read "Oliver Fargher", with a long horizontal flourish extending to the right.

August 2022