

STATION FARM OFFICES
WANSFORD ROAD
NAFFERTON
DRIFFIELD
EAST YORKSHIRE
YO25 8NJ

10th November 2023

East Riding of Yorkshire Council
Planning & Development Control
County Hall
Beverley
HU17 9BA

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EXCAVATION OF A WATER RESERVOIR / LAGOON AT YORKSHIRE GROWN PRODUCE LTD, MAIN RD, BROUGH HU15 2RE

Dear Sir or Madam,

Please find enclosed an agricultural prior notification for a proposed water reservoir.

This statement 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 application has been prepared by Sam Harrison of Ian Pick Associates Ltd. Sam Harrison is a Chartered Planner and a Member of the Royal Town Planning Institute. He benefits from 11 years experience specialising in agricultural and rural planning consultancy whilst employed by Ian Pick Associates Ltd.

Ian Pick of Ian Pick Associates Ltd 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 the Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution. Ian Pick has 25 years experience in rural planning whilst employed by MAFF, ADAS, Acorus, and most recently, Ian Pick Associates Limited.

Yorkshire Grown Produce Limited is a family run business which was incorporated in 1993. The companies 6.4hectare nursery nurtures a variety of speciality tomato crops each year for consumption within the United Kingdom. The UK growing season enables the facility the ability to offer availability of tomatoes between the months of

March through to November of each year.

Given the nature of their business, the applicants have a large demand for water. In order to reduce running costs whilst concurrently increasing sustainability and reducing their environmental footprint, the applicants are proposing to harvest rain water from the existing packing and sorting building (see Site Location Plan attached).

The water would be stored within the proposed reservoir. The reservoir extends to 75m x 65m (0.48ha), and will be used solely for the storage of water related to the growing of tomatoes and other such produce. The reservoir would be excavated to a depth a 1.5m, with the spoil being used to form a bund around the reservoir.

The reservoir is required to enable the applicants to provide additional storage for water of the nursery, which in turn increases the sustainability and financial viability of the horticultural business.

Having checked the permitted development rights under the Town and County Planning (General Permitted Development) (England) Order 2015, the proposed development is permitted development, arguably **not** requiring notification.

The farm benefits from (Part 6) Class A permitted development rights as a holding of more than 5 hectares. Therefore, excavations which are reasonably necessary for the purposes of agriculture are permitted development, subject to conditions.

Part 6 Class A, A.2. Conditions, paragraph 2 states:

(2) Subject to paragraph (3), development consisting of—

(a) the erection, extension or alteration of a building;

(b) the formation or alteration of a private way;

(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.4 below, exceeds 0.5 hectare); or

(d) the placing or assembly of a tank in any waters,

is permitted by Class A

The wording of the GPDO 2015 suggests that if an excavation does not exceed 0.5 hectares, it is permitted development, and does not require the applicant to submit a prior notification, however, for the avoidance of doubt, we have submitted a prior notification in this instance.

I attach a relevant decision for your consideration which relates to a scheme of a similar ilk which was submitted to Shropshire Council by Ian Pick Associates Ltd. The decision notice concurs with our interpretation of the permitted development regulations pertaining to agricultural excavations.

Should you require further details, please do not hesitate to contact us.

Kind Regards,

A handwritten signature in black ink, appearing to read 'S Harrison', with a stylized flourish at the end.

Sam Harrison MRTPI

Chartered Planner
Ian Pick Associates Ltd