



# DESIGN & ACCESS STATEMENT

## ERECTION OF A REPLACEMENT STOCK SHED

BRAEMAR HILL FARM, BURTON PIDSEY, HU12 9BX

Boarcross Ltd

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## 1. INTRODUCTION

This report has been commissioned by Boarcross Ltd of Braemar Hill Farm, Burton Pidsey, HU12 9BX.

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 Sam Harrison of Harrison Pick Ltd. Sam is a Chartered Planner and a Member of the Royal Town Planning Institute (MRTPI). He benefits from 12 years of experience having served with Ian Pick Associates Ltd and currently with Harrison Pick Ltd, with a primary focus on agricultural and rural development.

## 2. PROPOSED DEVELOPMENT

This application seeks full planning consent for the erection of a replacement livestock unit. The existing unit will be retained for the storage of machinery and feed, however it will no longer be used for the housing of livestock, as it currently the case. The building is nearing the end of its useful working life as a livestock unit.

The proposal refers solely to upgrading the existing facilities at Braemar Hill Farm, resulting in increased animal welfare conditions, and increased efficiency in the day-to-day operations on the farm.

### 3. AMOUNT / SCALE

The scale of the development relates to the erection of 1No. livestock unit, measuring 46350mm x 18500mm, with an eaves height of 4500mm and a ridge height of 7000mm. The building can be seen in more detail on the attached elevation drawing (drawing No. AC010324).

**No additional livestock is proposed at Braemar Hill Farm as a result of this proposal.**

The building will house stock which was previously housed within the unit which is to be decommissioned. The application will merely result in stock being moved from one unit to another.

### 4. USE

The building will be used for the housing of sows. These sows were until recently housed within the existing unit (hatched in red on the attached plan, drawing No. AC010324) which is to be decommissioned, however they are currently being kept within temporary tents due to the relatively unsafe nature of the existing building, which is nearing a state of disrepair. The existing shed will be restored/repared and used solely for ancillary storage.

The proposal will allow the livestock enterprise to operate with a higher level of efficiency, whilst substantially increasing overall animal welfare.

The building will be operated on a solid manure, straw bedded system, and will be naturally ventilated.

Braemar Hill Farm falls under the control of the Environment Agency under the Environmental Permitting regime.

In order to operate, Braemar Hill Farm is required by law to hold an Environmental Permit (EP) which is administered by the Environment Agency. The EP must take into account the whole environmental performance of the plant, covering e.g. emissions to air, water and land, generation of waste, use of raw materials, energy efficiency, noise, prevention of accidents, and restoration of the site upon closure.

The purpose of the Directive is to ensure a high level of protection of the environment taken as a whole. As the proposed development will be controlled under the Environmental Permitting regime, the likelihood of significant impact on the environment from the proposed development is negligible due to the strict regime of control.

In the light of the requirement for the Environmental Permit, paragraph 194 of the NPPF (December 2023) is relevant.

*194. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.*

Paragraph 194 refers to developments where a separate Environmental Permit is required in terms of the operation of the site. Essentially, paragraph 194 confirms that if an Environmental Permit is required, the planning system should not focus on issues which are controlled by the permitting process.

## 5. LAYOUT

The site layout comprises the proposed building which will adjoin an existing hardstanding area. The site will be serviced via the existing highways access.

The site layout can be seen in greater detail on the attached Site Location Plan.

## 6. LANDSCAPING

Given the modest overall height of the development, along with the relatively rural and agricultural setting, it is generally considered that the overall development will not have a detrimental effect on the character or appearance of the surrounding landscape. The proposal will be viewed in the context of the existing built development at Manor Farm. The unit is not generally visible from any publicly accessible locations.

## 7. APPEARANCE

The building is a purpose built for housing requirements of livestock, designed with functionality in mind. The building is of a steel frame construction, with external cladding consisting of concrete panels, with Yorkshire boarding above. The roof covering will comprise a fibre cement sheeting.

Photographs of the existing unit can be seen below. The unit is in a poor state and is no longer fit for the rearing of livestock to modern day standards.





## 8. ACCESS

The development will utilise the existing highway access and would have a negligible impact on the local highway network. The proposal will utilise existing service vehicles for the purposes of feed deliveries and manure removal.

The proposal relates to upgrading the existing facilities at Braemar Hill Farm and relieving pressure on the existing aging units.

## 9. PLANNING POLICY

National Planning Policy is contained within the National Planning Policy Framework (December 2023). The NPPF provides support for economic growth and development of rural businesses in paragraph 88.

### *Supporting a prosperous rural economy*

*88. 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 88.

The development represents the sustainable growth and expansion of an existing rural business. The proposed development is generally compliant with the aims of national policy with the National Planning Policy Framework.

**Sam Harrison** MRTPI

Chartered Planner | Harrison Pick Ltd