

NYMNP

16/03/2021

DESIGN & ACCESS STATEMENT

ERECTION OF A REPLACEMENT AGRICULTURAL BUILDING

Stag Hall Farm, Scalby, Scarborough, YO13 0DN

D W Foster

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1. INTRODUCTION

This report has been commissioned by D W Foster of Stag Hall Farm, Scalby, Scarborough, YO13 0DN.

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

2. PROPOSED DEVELOPMENT

The applicant, D W Foster, seeks full planning consent for the erection of a replacement agricultural building.

The existing building is nearing a point of disrepair and is in need of replacement, primarily for health and safety reasons. The existing building can no longer be operated efficiently or sustainably.

The applicant owns and operates 15 acres of land. This proposal seeks to preserve the historic layout of the farm, thus retaining the value and operational availability of the farm for future generations of the family.

3. AMOUNT / SCALE

The scheme extends to the like-for-like replacement of an existing building. Both the existing and proposed buildings measure 12191mm x 7314mm. The existing building has an overall height of 2350mm, whereas the proposed replacement building will have an overall height of 4266mm.

4. USE

The proposed building will be used for general purpose agricultural storage. The existing building is associated with livestock (not recently pig rearing and finishing).

5. LAYOUT

The overall site layout can be seen on the attached site and location plans. The proposal represents the like-for-like replacement of an existing building.

6. LANDSCAPING

This proposal relates to the erection of a purpose-built agricultural storage building within a rural and agricultural landscape, which will be seen as an immediate replacement for an existing building which is nearing a state of disrepair.

It is acknowledged that the proposed replacement building will have an overall height larger than that of the existing unit, however the existing unit was purpose built for

livestock accommodation, whereas the replacement building will be used for general purpose storage. The additional height accommodates for a more agriculturally generic use. Considering both of the immediately surrounding buildings (to the north and south of the proposed building) are of a taller build, this design is not considered to be detrimental to the character and appearance of the farm.

The proposed site is screened within the wider landscape by existing roadside hedgerows, intermittent tree planting, an undulating topography, and existing built agricultural development.

Agricultural buildings of a similar design and scale are not uncommon within the immediate landscape, therefore, being able to see partial views of such development cannot be construed as unusual given the sites rural location.

It is generally considered 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 agricultural landscape. The building will be seen as 'replacement' or 'infill' development.

7. APPEARANCE

Photographs of the existing building can be seen below.



The proposed replacement building materials will be made up of blockwork, with a steel profile sheet roof. The roof is to be painted juniper green.

8. ACCESS

Access will be gained via the existing farm entrance. The proposal will not result in any increase in traffic associated with the agricultural business.

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.