

NYMNP

21/11/2023

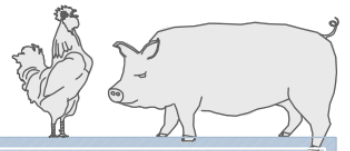
DESIGN & ACCESS STATEMENT

ERECTION OF A GENERAL-PURPOSE AGRICULTURAL BUILDING
(RESUBMISSION OF REFUSAL NYM/2023/0521)

Land East of Pature Road, Lockton, Pickering YO18 7NU

FHJA & MA Eddon

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Specialist Agricultural & Rural Planning Consultants

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1. INTRODUCTION

This report has been commissioned by Mr Matthew Eddon of FHJA & MA Eddon, High House Farm, Lockton, Pickering YO18 7NU.

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 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.

2. PROPOSED DEVELOPMENT

This application seeks full planning consent for the erection of a general-purpose agricultural building, following the removal of 2No. existing feed silos. The application is a

resubmission of application reference: NYM/2023/0521, which was refused due to its isolated location, perceived landscape impact, and concerns regarding present pertaining to future development.

3. AMOUNT / SCALE

The building will measure 18287mm x 9143mm, with an eaves height of 4266mm and a ridge height of 5458mm; the building will have an overall footprint of 167m². In agricultural terms, this is a very modest building.

The existing silos to be removed have an overall height of 15000mm.

4. USE

The building will be used solely for agricultural operations, although the specific use will be mixed. During the summer months, specifically following harvest, the building will be used for the storage of hay/feed, whilst in the winter months the building will be used for the winter housing of ewes, and for lambing. The farm does not currently have capacity for the winter housing of the flock at High House Farm and is therefore required to seek rented accommodation elsewhere, which is unsustainable given current markets.

The use of the building is directly linked to the associated land, which is used for the grazing of ewes and the production of hay. The building will also facilitate for the safer and more manageable loading and unloading of livestock from the land.

To enable the business to be Red Tractor compliant, the ability to isolate new stock away from the main flock when first bought in to the farm is essential. Enabling the business to isolate new stock away from the main farmstead results in a minimalised risk associated

with new diseases being brought to the main flock, and the possibility of an entire flock needing to be destroyed.

As the building would be located away from the main stading, airborne diseases such as pneumonia simply cannot be spread to the main flock. Disinfectant, separate clothing and an ability to restrict the amount and type of vehicles / visitors all result in 'gold standard' biosecurity measures being achievable. This level of biosecurity is not feasible under the current arrangements, which again results in separate rented accommodation being required elsewhere away from the main stading.

Any ewes that are bought already in-lamb will be kept in the shed and lambed entirely separate from the remainder of the breeding ewes. This also minimises the risk of any diseases or infections being transferred to the main flock. Below are two pertinent examples of such diseases which are present within the local area:

1) *Ovine Chlamydiosis*; this disease shows no symptoms until lambing, when weak and stillborn lambs are unfortunately found. If this disease was to spread to the existing flock it would result in animal welfare being compromised, at significant financial cost to the business.

2) *Borders disease*; again, this disease shows no symptoms until lambing is undertaken. Borders is only noticeable when small poor lambs are born, often with a tremor and an excessively hairy birth coat, also resulting in animal welfare and financial loss.

The provision of an additional building away from the main stading would categorically reduce the significant risks posed by the above referenced diseases. Good agricultural practice stipulates that sensitive units such as the one proposed should, where possible, be sited remotely, more so when existing stock is also present within the stading.

5. LAYOUT

The site layout comprises the siting of an agricultural building on agricultural land. The building will utilise the existing field access. The existing roadside feed silos are to be removed as part of the development. The existing silos are currently used for the storage of feed.

The site layout can be seen in greater detail on the attached plan (drawing No. ME011123).

6. LANDSCAPING

The site is very well landscaped. The site is bound to the adjacent highway via existing mature hedgerows and trees, whilst undulating topography screens the site from wider views to the north, east, and south. Any views of the building would be extremely localised and would be clearly associated with the agricultural setting.

When considering modest scale of the building, low overall height, generic agricultural appearance (see Section 7), and existing screening, it is generally considered that the overall development will not have a detrimental effect on the character or appearance of the surrounding rural landscape. Further, it is contended that when viewed in conjunction with the removal of the existing roadside feed silos, the scheme would propose a wider betterment in terms of reducing the visual impact of the agricultural operations within the immediate vicinity.

As a means of offering further benefit from an esthetic perspective, a soft landscaping scheme has been included as part of this resubmission. With the inclusion of this landscaping, views of the development would be limited even further. A topographical section drawing has also been provided, which demonstrates the sheds siting within the

valley bottom and the wider landscape, and the physical extent of the existing silos which are to be removed.

We would respectfully suggest that little consideration or balance was afforded to the removal of the silos as part of the previous refusal. We would again contend that the removal of the silos (which would remain in situ and use in lieu of this proposal) would significantly reduce the visual impact of the agricultural operations associated with the land. The refusal notice concluded *'Any benefits from removal of the silos would be more than negated by the visual impacts of a new remote building'*, however the very modest agricultural building would clearly present a significantly less visible structure within the landscape than that of the existing 15000mm tall silos. The silos can be seen for some distance from the site, whereas views of the general purpose shed would be extremely remote and isolated. We would politely ask that the LPA to reconsider their position on this matter.

The applicant acknowledges the necessity to protect the openness of the countryside within this sensitive location, however we would reiterate our view that the removal of these existing structures, coupled with the modest scale, and the sensitive design and appearance of the building results in a wider benefit to the area and strives to enhance and preserve the character and appearance of the immediate landscape.

The combination of the essential need (which is outlined above, Section 4 - use), the removal of the existing, significantly more visible structures, and the additional landscape are such that we would conclude that development is compliant with Policy BL5 of the North York Moor Local Plan.

It is not uncommon nor alien to see agricultural buildings of this modest scale within the surrounding countryside, even within isolated locations. The essential agricultural needs

justification clearly sets out additional detail on the necessity for an isolated location in this instance.

The LPA also expressed concerns regarding the idea that the approval of such development could set somewhat of a precedent and thus increase pressure on the LPA to approve similar applications in the future. We would suggest that each application must be determined on its own merits and that there is no such thing as precedent within planning law. Within this application there is a clear argument outlined as to the requirement for the building to be within an isolated location, and any similar applications going forward should also incorporate such a justification within their supporting information. It's not reasonable to conclude that the approval of this application would in any way open the door to similar development.

7. APPEARANCE

The building is of a typical agricultural design and appearance. The building comprises concrete panels, Yorkshire boarding, and a fibre roof sheet roof. Photographs of the existing feed silos can be seen below for context.



8. ACCESS

The scheme will result in a reduction in annual traffic movements associated with the land. Current operations result in vehicle movements to and from the land to be undertaken as part of the day-to-day operations. These include the harvesting of hay, the storage of hay and straw, feed deliveries, livestock deliveries and removal, removal of stock for winter housing, removal of ewes for lambing, etc.

The erection of a purpose built shed in this location will remove the majority of these movements as the operations become more self-sustained and efficient. The crop would be harvested, stored within the shed and used for feed throughout winter. The ewes would be lambed on site and winter housing would also be provided.

The farm's ability to utilise the shed at harvest time to store produce will also mean that during peak harvest time there is to be less heavy farm machinery on the adjoining highway at a period when there are often cars parked along with lane and grass verges seeking to gain access to Dalby Forest (walkers, bikers, cyclists, etc.). The arrangements would demonstrably offer an increase in highway safety throughout these busy summer months.

It is generally considered that the scheme would have an overall benefit to the local highway network.

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 rural 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 policy with the National Planning Policy Framework.



Supporting Agricultural Information

Applicants are encouraged to complete the following as this will enable the Authority to speed up the processing of your notification/application. The purpose of this form is to provide basic information on the farm system to help assess the need and appropriateness of agricultural buildings within the National Park.

Application Reference: NYM/2023/0521

Site Address: Land east of Pasture Road, Lockton

Applicant Name: FHJA & MA Eddon

Livestock Numbers

Cattle

	Average number throughout the year	Additional information
Dairy Cows/Breeding Bulls	0	
Suckler Cows/Heifers over 24 months	120	
Followers (6 to 24 months)	45	

Sheep

	Average number throughout the year	Additional information
Breeding Ewes/Tups	850	
Replacement Ewe Lambs/Finishing Store Lambs	250	

Pigs

	Average number throughout the year	Additional information
Sows/Boars		
Weaners		

Continued.../

Others

	Average number throughout the year	Additional information
Other Livestock, i.e. Horses		

Land

	Area in Hectares	Additional information
Size of Holding	111	
Available Grazing Land	100	
Arable Land	11	
Moorland		
Grazing Land on Short Term Tenancy		

Agricultural Buildings

List main existing agricultural buildings and use	Approximate dimensions in metres	Is it a modern or traditional building?
1. General purpose (GP) / workshop	9m x 13m	Modern
2. Cattle sheds	18m x 30m	Modern
3.	18m x 18m	Modern
4.	67m x 13m	Modern
5.	22m x 13m	Modern
6. Covered feed area	13m x 30m	Modern
7. GP / sheep sheds	13m x 30m	Modern
8.	15m x 30m	Modern

Proposed building(s) and use	Dimensions in metres
1. GP / sheep / lambing shed	18m x 9m
2.	

Please Note: It would be helpful if you could attach a sketched block plan annotating which building is which as referred to above.

Please detail below how the farming operation on site may change as a result of the proposal i.e. increase in stock levels or justification for the use of the new building.

The building will primarily be used for the storage of straw and hay, and for the winter housing sheep. The building will also offer a purpose built facility for lambing. Furthermore, the applicants rent additional accommodation off-site for tup breeding operations due to biosecurity risks. This building would offer a biosecure space for the tup breeding operations to be undertaken on the farm.