

NYMNP

14/12/2023

# DESIGN AND ACCESS STATEMENT

ERECTION OF A COVERED MANURE STORE AT BEACON FARM,  
BEACON BROW ROAD, SCALBY, YO13 0RB

Client

**P CASS**

Beacon Farm  
Beacon Brow Road  
Scalby  
YO13 0RB

Ian Pick Associates Ltd  
Station Farm Offices  
Wansford Road  
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YO25 8NJ

## **Introduction**

This report has been commissioned by Mr P Cass of Beacon Farm, Beacon Brow Road, Scalby, YO13 0RB.

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

## **Background Information**

Beacon Farm extends to 250 acres of owner-occupied land with a further 70 acres of rented land. The business operates as a mixed livestock and arable enterprise, including 160 acres of arable cropping and 160 acres of grassland. Livestock includes 2000 weaner piglets, 400 breeding ewes and up to 800 fattening lambs.

The applicants propose to erect a covered manure store on the farm to improve their storage facilities for farmyard manure. Manure is currently stored within the farmyard area in external heaps, and also within field heaps.

## **Amount**

The building extends 30.48m x 15.24m with an eaves height of 6.4m and a ridge height of 8.5m.

The building is of steel frame construction, with the walls being formed of 3m concrete panels with Yorkshire boarding above for the north, east and west elevations. The south elevation will be open to enable loading and unloading. The roof covering is fibre cement sheeting.

### **Use**

The use of the building is for the storage of farmyard manure. Storing farmyard manure within a covered building has positive benefits over external storage in terms of reducing the potential for water pollution caused by runoff from rainwater falling on outside heaps.

### **Layout**

The layout of the development is shown on the attached plan, IP/PC/02. The proposed building is to be located on an existing hardstanding area within the farmyard.

### **Scale**

The proposed building extends to 465 sq. m with a maximum height of 8.5m.

### **Landscaping**

The building has been located within the established farmyard area, adjacent to the existing farm buildings on the western side of the farmstead. The proposed development will be visible within the context of the existing built development of the farmstead.

### **Appearance**

The building is of steel frame construction. The wall cladding is concrete panels to 3m with Yorkshire boarding above for the north, east and west elevations. The south elevation is open to enable loading and unloading. The roof covering is fibre cement sheeting.

## **Access**

The proposed development is for the improvement of manure storage practices on the farm. The proposed will not impact on traffic generation.

## **SCAIL (Simple Calculation of Atmospheric Impact Limits)**

This application seeks to improve the applicants manure storage through the erection of a covered manure store. This will reduce the need to use outside storage within the farmyard and field heaps. The proposal does not result in any additional livestock or any additional manure generation. As a result, there will be no additional atmospheric ammonia or nitrogen deposition created from this planning proposal. Furthermore, the SCAIL screening tool only has an option for “Manure Heap” and does not provide a tool to differentiate between indoor or outdoor storage, so it is not possible to provide SCAIL for this development.

Storing manure within a purpose-built covered manure store is far better for the water environment than continued reliance on external storage and field heaps.

**Ian Pick BSc (Hons) MRICS**

**December 2023.**