



THOMSON RURAL

**PLANNING AND DESIGN AND ACCESS STATEMENT
INCORPORATING FLOOD RISK ASSESSMENT**

**FOR THE EXTENSION TO CURRENT LIVESTOCK BUILDING.
AT BROXA FARM, BROXA, SCARBOROUGH**

ON BEHALF OF

MR J SWIERS

**FOR SUBMISSION TO
NORTH YORKSHIRE COUNCIL**

NYMNPA

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1.0 Introduction

This Design and Access statement supports the full planning application submitted for the proposed extension of a current livestock building. The purpose of this report is to give clarity to the proposal in a structured and clear manner.

2.0 The Proposed Development & Use

This planning application seeks full planning consent for the erection of an extension to an existing livestock building at Broxa Farm.

The proposal will be situated on the footprint of an open roofed existing livestock feeding area, toward the rear of the existing building. The aim of this proposal will be to provide housing for livestock to complement the existing building, with a new and improved feeding regime, through purpose-built feed barriers sheltered to the elements under the roof structure. The proposed extension will improve the existing facility and enable the existing business to become more economically sustainable and efficient whilst improving animal welfare whilst doing so.

The proposal extends to 13.72m x 22.70m. With a height to the eaves of 4.60m and a height to the ridge of 7.66m.

3.0 Landscaping, Appearance & Access

The proposed extension is of similar design and scale as buildings within the immediate landscape, situated within the boundary of the current range of traditional and modern agricultural buildings, suggesting the proposed development would not be damaging to the visual of the wider landscape or harm the character and appearance of the local landscape as shown below.

The proposed extension will adopt a typical design of an agricultural livestock building utilising concrete panels for the walls with Yorkshire boarding situated above along with grey fibre cement sheeting for the roof.

Access to the proposal will be via the existing farm access, with no additional alterations needed. As the proposal is one with a nature of improving the existing facility and welfare, there will be no impact on the existing farm traffic.



4.0 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. With the proposed development representing point a, 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

5.0 Flood Risk Assessment

The National planning policy framework suggests developments should be located within the lowest possible flood risk areas. The site is located within a flood risk zone 1 – an area with an extremely low probability of flooding as seen in the image below taken from the Environment Agency flood mapping service. With regards to surface water management, the proposal will dispose of clean roof water through existing main drains.

