



DESIGN AND ACCESS STATEMENT

ERECTION OF A LIVESTOCK BUILDING

Client

Whisperdales Farm Ltd

The Seed Barn
Kirkless Farm
Harwood Dale
Scarborough
YO13 0DN

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NYMANPS
10 AUG 2017

1. INTRODUCTION

This report has been commissioned by Whisperdales Farm Ltd of The Seed Barn, Kirkless Farm, Harwood Dale, 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 design and access statement 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 18 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. BACKGROUND INFORMATION

The applicants, Whisperdales Farm Ltd, are proposing the erection of a steel framed building for the housing of cattle.

The agricultural enterprise extends to 200 acres of owner occupied land, the majority of which is grass. The business also operates an equestrian based enterprise. The proposed

development will be viewed as infill development, as the building will be sited within an existing yard area, adjacent to existing agricultural buildings.

3. AMOUNT OF DEVELOPMENT

The development proposal seeks full planning permission for the erection of an agricultural livestock unit. The proposed building will measure 22858mm x 13715mm.

4. USE

The proposed building will be used to house livestock.

5. LAYOUT

The proposed building will be sited immediately north of the existing farmstead, and adjacent to the existing agricultural building to the east.

6. SCALE

The scale of the proposed development is 1.No agricultural building for the housing of cattle. The proposed building will measure 22858mm x 13715mm, with an eaves height of 4610mm and a ridge height of 6470mm.

7. LANDSCAPING

The proposed development is to be located within the existing site adjacent to the existing development, as such, any views of the proposed site will be in the context of the existing development and will not have a detrimental impact on the character of the



surrounding landscape. The building will essentially be seen as infill development and any views would be extremely localised..

8. APPEARANCE

The proposed building will be made up of a steel frame construction, with concrete panels and polyester coated steel profile sheeting above. The roof covering will be a fibre cement sheeting in natural grey. This design and appearance is typical of other building similar to this both on the farm and within the surrounding rural area.

9. VEHICULAR ACCESS & TRANSPORT LINKS

Access to the proposed development is from the existing highway access. The site provides existing parking and turning provisions.

10. HERITAGE ASSETS

The proposed development is located within 90m of a scheduled ancient monument, namely 'Round barrow 120m west of Kirkless Farm'. List entry Number : 1019775.

Details of monument

The monument includes a round barrow which occupies a prominent position in the centre of Harwood Dale. It is situated on the boulder clay towards the eastern edge of the North York Moors. The barrow has an earthen mound which stands up to 1.7m high and measures 26m in diameter.

The National Planning Policy Framework gives guidance in relation to conserving and enhancing the historic environment. This can be seen below.

Conserving and enhancing the historic environment

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,²⁹ including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

The proposed erection of an agriculturally related building to the north of the existing farmyard at Kirkless Farm will be located approximately 110m to the east of the monument.



This part of the proposal is not a visually intrusive operation, given the adjacent agricultural buildings. The proposed unit will be of a steel frame construction with external cladding consisting of concrete panels and profile sheeting in Juniper green. This design and appearance is not out of character with the surrounding rural area. The building will be seen as an extension to an existing adjacent agriculturally related building.

The scheduled Bronze Age monument is separated from the proposed development by an existing field boundary consisting of a post and barbed wire fence.

It is concluded that due to the nature of the proposal, proposed use and low visual intrusion the development would have, the overall proposal will have a negligible impact on the setting of the scheduled Bronze Age monument.

11. NATIONAL PLANNING POLICY

National Planning Policy is contained within the National Planning Policy Framework which was introduced on 27th March 2012. The NPPF provides support for economic growth and development of agricultural businesses in paragraph 28.

“ 3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;”

The National Planning Policy Framework provides strong support for the principal of agricultural development within paragraph 28. The proposal represents the sustainable growth and expansion of an existing agricultural business and as such is supported by the National Planning Policy Framework.

Kind Regards

Ian Pick BS (Hons) MRICS

