



REDEVELOPMENT OF BROUGHTON DECOY FARM
BRIDGE ROAD
BRIGG
DN20 0BN

PROPOSED BUILDING 4 (SOW HOUSE)

Report Prepared By:

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Client: York Wold Pig Pro Ltd

**Field House Farm
Scarborough Road
Driffield
East Yorkshire
YO25 5UY**

Introduction

This report has been commissioned by York Wold Pig Pro of Field House Farm, Scarborough Road, Driffield, YO25 5UY.

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

Background Information

Broughton Decoy Farm is an established and operational pig breeding, rearing and finishing unit which is operated by York Wold Pig Pro Ltd. The existing site holds an Environmental Permit from the Environment Agency (IPPC Permit Number: DP3630UR).

Part of the existing unit was constructed approximately 50 years ago and is coming to the end of its operational life. The applicants therefore propose to undertake a program of updating through the removal of aging and inefficient buildings and replacement with new, modern pig buildings.

The proposed development essentially involves the removal of 6 No. existing piggery buildings and the replacement with 4 No. new piggery buildings. The existing site layout is shown on the enclosed plan IP/YW/01 which highlights the buildings to be removed.

This is one of 4 No. planning applications which have been submitted for the site with one planning application for each individual pig building.

The Proposed Development

This application seeks full planning consent for the erection of a sow house (Building 4). The proposed sow house extends to 55.16m x 16.43m.

Amount

This application relates to the development of a weaner house which extends to 55.16m x 16.43m with an eaves height of 2.44m and a ridge height of 4.45m.

Use

The proposed building will be used as accommodation for dry sows.

Layout

The proposed building has been located centrally within the site in a location which is currently occupied by an existing piggery.

The overall site layout can be seen in greater detail on the attached site plan (drawing No. IP/YW/02).

Scale

The proposed building has a floor area of 906 square metres. The building measures 55.16m x 16.43m with an eaves height of 2.44m and a ridge height of 4.45m.

Landscaping

The application site is within a remote location. The site is exceptionally well screened by existing woodland and hedgerows. The proposal is also one of redevelopment of existing buildings and thus the landscape and visual impact of the proposed development is negligible.

Appearance

The proposed building is made up of timber frame construction with the external cladding being GRP flexstone sheeting in green. The roof covering is fibre cement sheeting in natural grey.

Access

Access to the site is via the existing farm entrances and existing internal access roads. The development proposals is one of upgrading of the facilities on site and does not impact on traffic generation.

Policy

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 proposed development involves the upgrading of an existing pig breeding unit to modern standards. The proposal involves the sustainable development of an existing agricultural business in the countryside, contributing to local employment and as such is fully compliant with the aims of the NPPF.

Paragraph 122 states local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. The site already holds an IPPC permit from the Environment Agency and thus issues of emissions from the site are deemed compliant with legislation designed to protect the environment and amenity of neighbours.

Ian Pick



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