



The site view to south east.

# daps

design and access statement

planning statement

Bio and Tree comment

Photographs

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Erection of agricultural building

Little Hirst Farm  
Crowle  
Scunthorpe.  
North Lincolnshire  
Dn17 4BU

J.J. & D.S. Stubley.

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## The Farm

The applicants own and operate an extensive arable farming business of which Littlehirst Farm near Crowle is a part. The family have owned this farm for over 50 years. In that time no new agricultural buildings have been erected on the farm.

The farm extends to 650 acres and another 350 acres is farmed at Point Farm Walkeringham.

Cropping includes Wheat, Barley, Linseed and Oil seed Rape.

## The Proposal

The proposal is to erect a new general purpose agricultural building and crop store adjacent to existing farm buildings. The new building is intended to be used primarily as a grain and equipment store.

## Physical

The farm is situated to the south of Crowle. The farmstead is bounded on the western side by the A161 with extensive mature tree plantations to the far west of the road. The northern boundary is formed by a hedge and tree plantings alongside the Hatfield Waste Drain and the A18.

The east and south sides of the farmstead site is bounded by the River Torne. Immediately south of the proposal site is a stunted semi mature tree belt. The farmstead is sited close to the road and consists of a variety of steel and timber framed barns and traditional brick buildings. The proposal site has a cross fall running up from the road to the building location. The yard area is currently used for external storage of equipment. Adjacent farm land is subdivided by hedgerows, dykes and the occasional tree.

## Flood Risk assessment

According to the Environment Agency web site, the proposed building is to be situated in an area of flood risk Zone 3a On making reference to the Strategic flood risk assessment (SFRA) for North Lincolnshire and North East Lincolnshire, using the interactive map, the zone classification is Zone 3ii High vulnerability area. The SFRA site offers the following advice.

Operational development (i.e. no change of use) less than 1ha within NE/NLC SFRA Zone 3(ii) - High Risk; High Vulnerability (Defences not to appropriate standard and/or flood risk unacceptably high)

Planning applications will need to be accompanied by a Flood Risk Assessment (FRA). The Environment Agency should be consulted at an early stage, before any planning application or accompanying FRA is prepared. Development which involves a culvert or an obstruction to flow on an Ordinary Watercourse will require Environment Agency consent under the Land Drainage Act 1991. An Ordinary Watercourse is defined as any watercourse not identified as a Main River held on maps by the Environment Agency and DEFRA. See separate FRA document

## Tree Report

There are no trees within the red lined site area. There are existing trees adjacent to the red line area/site and on distance boundaries.

The proposed works will not affect any existing trees or hedges, position are shown on the submitted plans and photographs.

The proposals are screened by existing trees and hedges close to the farm and on field divisions and distant boundaries.

Braced and pegged 'Heras' fencing is proposed to protect the existing tree belt during construction operations. The construction works will have no impact on the existing trees. Construction operations do not involve removal of topsoil or existing yard surfaces within the root zones or canopy spread of any existing retained tree.

Ground levels will not be changed within the roots zones or canopy spread of any existing retained trees. No construction materials will be stored adjacent to trees.

New service/drain runs have been positioned so as to avoid passing through root protection zones.

**Additional hedge/tree planting is not proposed.**

## Biodiversity

Following a site walk over, It is considered that there is no likelihood of protected and priority species being affected adversely by the proposed development.

## Planning Policy

Generally, government policy is that the expansion of existing rural businesses is recommended. It is considered that the proposal is generally supported by the following policies and statements.

### National Planning Guidance

PPS1	delivering Sustainable Development
PPS7	Sustainable Development in Rural Areas

### North Lincolnshire Local Plan

DS1	General Requirements
LC5	Species Protection
LC12	Protection of Trees, Woodland and Hedgerows
RD2	Development in the open Countryside
RD14	Agricultural and Forestry Buildings
SPG3	design in the countryside

## Use

The proposed structure will be used as a general purpose agricultural building (crop/hay/straw and equipment storage mostly)

**Amount**

The proposed building area is considered to be sufficient to enable safe and satisfactory use, whilst making best use of available space.

**Layout**

The internal space is clear, allowing for full and adaptable use of the whole building area. The Building is close to adjacent structures.

**Scale**

The scale of the building is considered to be appropriate for the proposed use and siting.

- Height to ridge 9.722 m
- Height to eaves 7.200 m
- External width max 18.300 m
- External length 36.792 m

**Appearance**

The building is of simplistic agricultural design, utilizing a portal framed steel structure, standard sheeting components, doors and walling panels. Material type and colours will generally be matched to those of the existing structures to provide continuity of appearance.

Low maintenance natural colour pre-cast concrete grain walling panels will be used for side walls; with dark green plastisol coated profiled steel cladding above.

Natural colour grey fibre cement sheet will be used for the roof covering. A light coloured roof is proposed to reduce thermal gain and to increase reflection of sunlight, thus extending the useful life of the sheets.

**Site Access**

Access to the proposed building provides easy approach for likely vehicles and foot traffic. Pedestrian and ambulant disabled access is unrestricted. The farm access is of suitable dimensions to allow for all likely sizes of vehicles requiring access, including waste collection and fire service vehicles.

**Building Access**

Open Access for the general public and disabled is not encouraged but access design is where possible in accord with Part M of the approved documents, providing level or sloping approach

## Conclusion

Following an assessment of the sites circumstances and characteristics it is considered that the design of the building is appropriate and that it responds to its rural context.

It is considered that the proposal is generally compliant with and/or supported by policies contained within National and Local Plans as noted in this document.

The application is offered for approval

## Photographs



**Aerial view of the farmstead/site.**



**View to south, adjacent store and water tank**



**View to south west of the site, adjacent buildings**



**Adjacent buildings to west of site**



**Adjacent trees to east of site**