

DESIGN & ACCESS STATEMENT

ERECTION OF A GRAIN STORE

Park Farm, Jordans Cradge, Bank Road, Spalding, Peterborough PE11 3BJ

Lord Carrington

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CONTENTS

1.	INTRODUCTION
2.	BACKGROUND & PROPOSED DEVELOPMENT
3.	AMOUNT / SCALE
4.	USE
5.	LAYOUT / SITE
6.	LANDSCAPE
7.	APPEARANCE
8.	ACCESS
9.	PLANNING POLICY

1. INTRODUCTION

1.1 This report has been commissioned by Lord Carrington of Manor House Farm, Perry Lane, Bledlow, Buckinghamshire, HP27 9PA.

1.2 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.

1.3 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.

1.4 This report has been prepared by Sam Harrison of Harrison Pick Ltd. Sam is a Chartered Planner and a Member of the Royal Town Planning Institute (MRTPI). He benefits from 12 years of experience having served with Ian Pick Associates Ltd and currently with Harrison Pick Ltd, with a primary focus on agricultural and rural development.

2. BACKGROUND & PROPOSED DEVELOPMENT

2.1 The applicant, Lord Carrington, operates an established farming enterprise extending to approximately 1,950 acres, comprising predominantly arable operations.

2.2 The proposal seeks consent for the erection of a purpose-built grain storage facility to serve the arable enterprise. The provision of additional on-site storage will alleviate pressure on the existing facilities and enable the farming operation

to function in a more efficient and sustainable manner. The application site, Park Farm, is a long-established agricultural holding comprising a range of modern farm buildings and extensive areas of hardstanding. The existing buildings at the farm are currently utilised for grain storage and associated agricultural purposes.

2.3 Under the current operational arrangements, arable produce must be transported to the farmyard following harvest, where it is cleaned and dried before being dispatched either for sale or for onward storage. The limited capacity of the existing facilities constrains the efficiency of this process.

2.4 The proposed additional storage building would provide longer-term on-site storage capacity, removing the need to rely on rented off-site facilities. This would allow the business to market its produce at the most economically advantageous time, rather than being compelled to sell at harvest due to storage limitations, which can adversely affect profit margins. Alternatively, the use of off-site storage necessitates additional vehicle movements during peak periods, particularly at harvest, and represents a less financially and operationally efficient solution.

2.5 Overall, the proposal would enable the farming enterprise to operate more economically and sustainably, supporting increased revenue generation and helping to safeguard existing employment, as well as supporting the future viability of the rural business. Park Farm is a central hub to the arable operations of the wider enterprise (see land ownership map – Appendix A).

3. AMOUNT / SCALE

3.1 The development comprises the erection of 1No. grain store extending to 90000mm x 36000mm, with an eaves height of 8000mm and a ridge height of 12761mm. The building will have an overall footprint of 3,348m^2.

4. USE

4.1 The building will be used for the storage of arable produce related to the 1,950 acre (780ha) holding.

5. LAYOUT

5.1 The building has been located on an existing hardstanding area and replaces a building which was last used for agricultural repairs and maintenance. The building would utilise the existing internal access tracks and farm access. The overall layout can be seen in greater detail on the attached Site Plan (drawing No. LC020126).

6. LANDSCAPING

6.1 The proposal relates to the erection of a purpose-built agricultural storage building within an existing agricultural holding.

6.2 The proposed building would be of a typical agricultural form and appearance, constructed using a steel portal frame with external cladding comprising polyester-coated profiled steel sheeting. The materials and design are entirely characteristic of modern agricultural development.

6.3 Having regard to the nature of the proposal and its siting, the development would not result in any material harm to the character or appearance of the surrounding landscape. The building is to be erected within a fully operational farmyard, immediately adjacent to the existing cluster of agricultural buildings. Structures of this nature and scale are commonplace within the immediate rural landscape and would not appear incongruous or visually intrusive.

6.4 The proposal would be perceived as a logical and modest extension of the existing farmyard, and as such, any visual or landscape impact would be negligible.

7. APPEARANCE

7.1 The building is a purpose-built agricultural storage building. The design of which is purely functional for the proposed use as a storage facility.

7.2 The building is made up of a steel frame construction, with concrete panelled walls and polyester coated steel profile sheeting above (olive green). The roof covering would be a fibre cement sheeting in natural grey.

7.3 The design and appearance can be seen in greater detail on the attached elevation drawing (drawing No. LR030126).

8. ACCESS

8.1 Access to the proposed development will be gained via the existing farm access from Banks Drove. Parking arrangements and turning areas are ample within the existing operational farmyard.

8.2 The proposal relates to the erection of a storage building which would ease pressure on the existing operations, whilst reducing farm traffic over peak periods (harvest). It is considered the proposal would have an overall positive benefit on the local highway network.

9. PLANNING POLICY

9.1 National Planning Policy is contained within the National Planning Policy Framework (December 2024). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 88.

Supporting a prosperous rural economy

88. 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.

9.2 The National Planning Policy Framework provides clear support for the proposals within paragraph 88.

9.3 The proposed development represents the sustainable growth and expansion of an existing rural business. The scheme is generally compliant with the aims of national policy as set out in the National Planning Policy Framework.

Appendix A – Land Ownership Map

Carrington Land

