



DESIGN AND ACCESS STATEMENT

Erection of an Agricultural Workers Dwelling at Deeping Poultry Unit, Deeping St Nicholas

Report Prepared By:

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Client: D V Ventures Ltd

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1. Introduction

- 1.1 This report has been commissioned by D V Ventures Ltd of Mount Farm, Shirley, Ashbourne, Derbyshire, DE6 3AR.
- 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 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.
- 1.5 Ian Pick has 18 years experience, specialising in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. Background Information

- 2.1 D V Ventures Ltd own an established poultry unit at Deeping Poultry Farm, Deeping St Nicholas. The existing poultry unit extends to 10 No. poultry buildings, together with associated infrastructure, including access, hardstandings, feed bins, boilers and site office. The existing poultry unit houses at total of 399,000 birds.

- 2.2 The applicants have been granted planning permission for the erection of 6 No. additional poultry buildings (planning permission reference: **H03-1289-16**). The additional buildings will each house up to 56,833 birds and will increase the capacity of the site to 740,000 birds. The site operates under the Environment Agency's IPPC permitting regime.

3. Project Description

- 3.1 The proposal seeks full planning permission for the erection of an agricultural workers dwelling at Deeping Poultry Unit.

4. Use

- 4.1 The use of the development will be for permanent residential occupation by an agricultural worker associated with the management and operation of the poultry farm.

5. Layout

- 5.1 The layout of the proposed development is shown on site plan (IP/DVV/02). The proposed dwelling has been located on the site access to the north west of the poultry unit, immediately adjacent to the existing dwelling.

6. Scale

- 7.1 The proposal extends to the development of 1 No. agricultural workers dwelling. The proposed dwelling extends to 10.156m x 7.736m with an eaves height of 5.225m and a ridge height of 8.23m. The proposed dwelling provides four bedroomed accommodation.

7. Landscaping

- 7.1 The proposed development is located within a flat fenland landscape and is located some 0.5 miles to the south east of the A1175 public highway. Given the nature of the landscape, the development will be visible within the landscape, however, the proposal has been immediately grouped with the existing dwelling and the large scale poultry unit development.

8. Appearance

- 9.1 The proposed dwelling is of traditional designed and will be constructed from brick with a pantile roof. Windows and doors will be white upvc sealed units.

9. Access

- 9.1 Access to the development will be provided by the existing farm access road to the A1175. Parking and turning provision is available on the site.

Ian Pick

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