

NYMNPA

28/05/2019

From: fraser Hugill
Sent: 27 May 2019 15:02
To: Hilary Saunders
Subject: Re: ADDITIONAL INFO/AMENDED PLAN TO ACTION - 19/0200 - Thorney Beck

Hello Hillary

Apologies I have been a while coming back to you on this one. Thank you for the additional information which is useful and starts to build up a bit of a picture from which I can begin my assessment to assess agricultural need.

Firstly RE grain/arable - 25t seems reasonable and relates roughly to what 10 acres would grow. Economically and practically it will be perhaps questionable as to is it worth the hassle/ expense of growing long term on such a small area of arable crop (will contractors want to come etc) but getting mixed farming back into some of these areas is something I view as quite positive environmentally if done in right place so will go along with that. Re storage requirements taken from nix barley requires 1.4 cubic metres per tonne so 25t requires 35 cubic meters. This could be stored at say an average depth of 1.5m in a corner of the shed so requires lets say 25 square metres of floor area at the most.

Haylage will be wrapped in plastic so stored out side

Hay storage - Nix gives storage requirements by weight rather than per bale so I need to make an assumption re bale weight so following is a guide.

1000 small bales for use on own farm made in Summer and gradually used over winter (Nov - May) require 6 cubic metres for every tonne(Nix) If we assume bales weigh say 35kg each there is 35 tonnes of hay requiring 210 cubic metres of storage. Unlike the grain which it is not practical to store that deep due to relatively small amount this can be stacked to lets say the eaves of building at 4.8m so requires 43.75 m² of floor space

200 big round bales made in summer and could be sold at any time from directly

off the field to say end April the following year depending on market price though the season. Often it will be cleared out pre lambing to free up space for lamb pens etc. These require 8 cubic metres per tonne according to nix. Say each weighs 325kg each there is 70 tonnes of hay requiring 560 cubic metres of storage. I am working on assumption these should be well stacked again to eaves and require 117 m² of floor space.

So for produce the shed needs to have a minimum floor area of 196m² at peak usage when everything is in the shed. This actually validates the internal plan provided showing corn and hay storage areas, the hay area is slightly to small and the corn slightly large but on the whole they are not a million miles out when we are making a few assumptions.

I have no issue in principle with the above area as a storage requirement to service that area of land particularly as some shed space would not be unreasonable for say lambing following the use of the hay.

However what this also tells us is that there is a significant area of additional storage, well over 50% of the shed for farm machinery which is indicated on the plan provided. This in my opinion seems an excessive area for farm machinery on a holding of this size (not withstanding I don't know what machinery is to store). It is not something we would see on most farms as the cost of the building overrides the depreciation on some of the machines. There is an argument here on security due to the remoteness from the farm steading but then we have an argument of is this site remote or not!

In summary there is an agricultural need but for a smaller building. If this came back to me with a building of say 300m² of floor area I would say that was much more reasonable. Typically something like a four bay 60ft by 45ft building.

I hope this is helpful and gives yourselves and the applicant something practical to work on and consider.

Best wishes
Fraser

Fraser Hugill

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| NYMNPA 28/05/2019 |
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On Wednesday, 1 May 2019 15:20:44 BST, Hilary Saunders <h.saunders@northyorkmoors.org.uk> wrote:

Hi Fraser,

I have now received the following additional information in relation to the above Staintondale application.

Thanks

Hilary

H. Saunders

Mrs Hilary Saunders MRTPI

Planning Team Leader

Development Management

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