

**Erection of Agricultural Storage Building following Demolition of
Existing Structures**

**River Head Farm
Lownorth Road
Harwood Dale
Scarborough
YO13 0LA**

Design & Access Statement



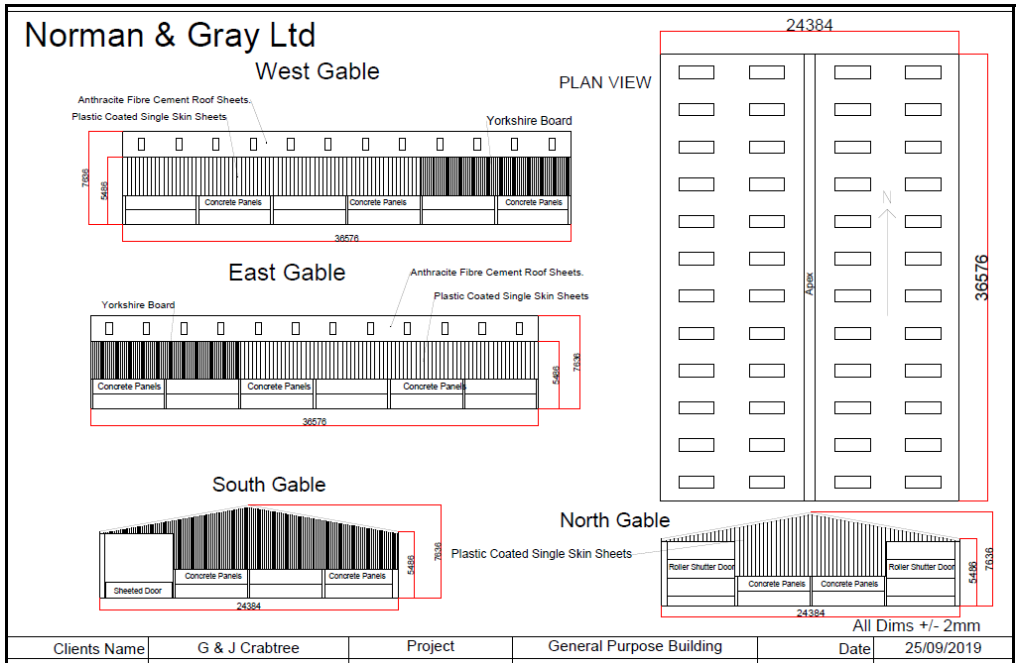
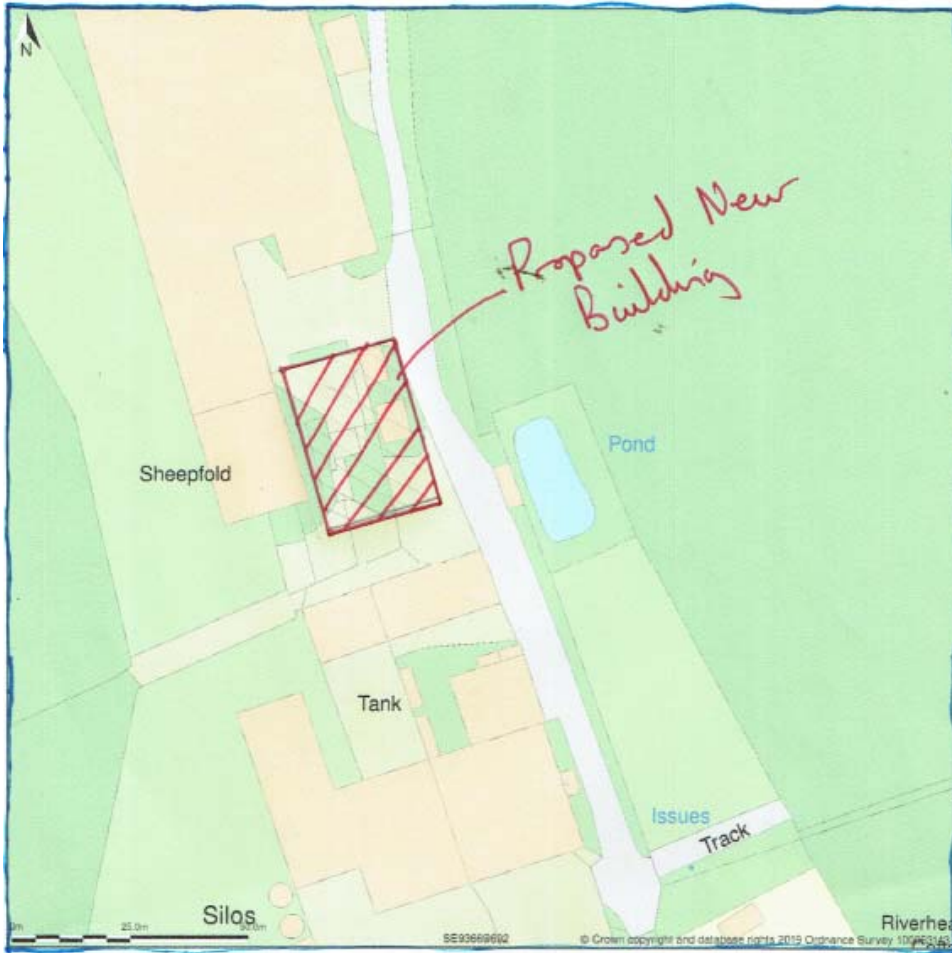
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1 Introduction & Proposed Development

1.1 River Head Farm lies toward the northern end of Lownorth Road west of Cloughton village. It comprises farm houses and a collection of various farm buildings. There are tree planting belts around the buildings as shown below on the Google Earth image.



1.2 The proposed development involves the demolition of some of the existing buildings followed by the erection of a new portal frame building to be used for the storage of straw. The position of the new building is shown on the extract from a drawing prepared by Norman & Gray below, followed by the elevations and layout of the building itself.



2 PLANNING POLICY

2.1 The Development Plan comprises the North York Moors Core Strategy and Development Policies (2008). The National Planning Policy Framework (The Framework) 2019 is a material consideration, as is the submission draft replacement Local Plan (2019). However, weight can only be attributed to some of the policies in the draft Plan. The one relating to agricultural development cannot be afforded any weight.

2.2 The Framework explains that at its heart is a presumption in favour of sustainable development. It specifically supports a prosperous rural economy and expects local planning authorities to support sustainable growth and expansion of all types of business and enterprise in rural areas.

2.3 Relevant Core Strategy policies are A, B(5) and H(3) and Development Policy 12. These policies prioritise development that, inter alia, is of a scale and level of activity that will not impact on the landscape and enjoyment of the Park, has the scale, height, massing, proportion, form, size, materials and design features compatible with surrounding buildings, strengthen the rural economy and support agriculture.

2.4 The SPD Design Guide 5 in relation to new agricultural buildings is a relevant consideration. This quotes Development Policy 12 (Agriculture):

“Proposals for new agricultural buildings, tracks and structures or extensions to existing buildings will be permitted where:

- There is a functional need for the building and its scale is commensurate with that need.
- The building is designed for the purposes of agriculture.
- The site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location.
- A landscaping scheme which reduces the visual impact of the proposal.”

3 MERITS OF THE PROPOSALS

Principle of the Development

3.1 There is a need for better storage accommodation on the farm and this proposed building is designed to satisfy that need. It is clearly a building designed for agriculture and is to physically and functionally operate alongside the other farm buildings associated with the farm business – all requirements of policy 12.

DESIGN & ACCESS

3.2 **Form, Massing & Scale:** As explained above the proposed new building will replace existing buildings and yard areas within the farm complex. Its overall height will be 7.63m and its height to eaves will be 5.48m. Whilst this will result in a greater mass of building in this part of the farmyard, in the context of the site generally and the size of existing buildings, the proposed building will not result in an over-dominant presence or detract from the overall appearance of the site in the countryside – particularly as there are tree belts along most boundaries of the farm yard.

3.3 **Materials:** It is intended to use a mix of concrete panels in the lower part of the walls; and above these a mixture of plastic coated profile cladding and timber boarding. These materials are already seen on the other buildings. Two large roller shutter doors will be inserted into the northern gable and a single sheeted door in the southern gable.

3.4 The use of a dark green colour is proposed in the main cladding areas and anthracite coloured cement fibre roofing sheets is in accord with the recommendations of the SPD for agricultural buildings. As is advised in the Design Guide, the darker roof colour will make the building look smaller. The placement of roof lights in the roof will break up its appearance – again as advocated in the guide.

3.5 **Access:** The access arrangements to and around the site will not change. Similarly, traffic generation to/from the site will not change.

3.6 **Landscape:** Set against the backdrop of existing farm buildings and tree screen the impact on the local and wider landscape will be slight. Some of the tree belt is to be removed but substantially it will remain and still provide a good screen.

4 CONCLUSION

4.1 The proposed building will have a design sympathetic to and complement buildings already on the farm and it will not result in harm to the local landscape character. It will strengthen the business' contribution to the local rural economy.

4.2 The proposals therefore accord with the provisions of the Framework and with Local Plan policies.

NYMNP

24/10/2019



YO13 0LA

Harwood Dale

A171

Meor-End-Rd

Reasly-Rd

Harwood-Dale-Rd

Lindhead-Rd

White-Way

Newlands-Rd

Cloughton

Cloughton Ne

Google Earth

©2018 Google
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



2 km

Supporting Agricultural Information

Applicants are encouraged to complete the following as this will enable the Authority to speed up the processing of your notification/application. The purpose of this form is to provide basic information on the farm system to help assess the need and appropriateness of agricultural buildings within the National Park.

Livestock Numbers

Cattle

	Average number throughout the year	Additional Information
Dairy Cows/Breeding Bulls Finishing Cattle	450.	
Suckler Cows/Heifers over 24 months		
Followers (6 to 24 months)		

Sheep

	Average number throughout the year	Additional Information
Breeding Ewes/Tups	620 + 12 Tups	
Replacement Ewe Lambs/Finishing Store Lambs	Ewe lambs 145 Finishing lambs 700	

Pigs

	Average number throughout the year	Additional Information
Sows/Boars	-	
Weaners	-	

Others

	Average number throughout the year	Additional Information
Other Livestock, i.e. Horses	2	

Land

Size of Holding	Area in Hectares	Additional Information
Available Grazing Land	486	
Arable Land	370	
Moorland	116	
Grazing Land on Short Term Tenancy	18.5	ALL LAND OWNED

FYLINGDALES MOOR STEWARDSHIP AGREEMENT
ONE OF FOUR GRAZERS ON 2800+ HECTARES

Agricultural Buildings

List Main Existing Agricultural Buildings and Use	Approximate Dimensions in Metres	Is it a modern or traditional building?
1. WORKSHOP	6M x 12M	MODERN
2. CATTLE HOUSING	20M x 84M	
3. " "	28M x 74M	
4. STRAW STORAGE	18M x 56M	
5. SILAGE CLAMP	14M x 40M	
6. CATTLE HOUSING	12M x 40M	
7. STABLE	16M x 14M	
8. CATTLE HOUSING	20M x 28M	
9. " "	24M x 28M	
10. FEED STORAGE	22M x 28M	

Please Note: It would be helpful if you could attach a sketched block plan annotating which building is which as referred to above.

Please detail below how the farming operation on site may change as a result of the proposal i.e. increase in stock levels or justification for the use of the new building.

11. CATTLE 38M x 62M ||

RIVERHEAD FARM Lownorth Road To River Head Farm, Harwood Dale, Scarborough,
North Yorkshire, YO13 0LA



Site Plan shows area bounded by: 493425.78, 496646.87 493825.78, 497046.87 (at a scale of 1:2500), OSGridRef: SE93629684. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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