

NYMNPA

08/06/2020

**DESIGN AND ACCESS STATEMENT**

**APPLICATION FOR CONCRETE YARD RENEWAL**

**ON BEHALF OF**

Mr I A & Mrs K S Poole  
T/A Castlebeck Farm  
Harwood Dale  
Scarborough  
YO13 0LB

**Prepared By**

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Boulton Cooper  
St Michaels House  
Malton  
North Yorkshire  
YO17 7LR

## **1.0 GENERAL INFORMATION**

- 1.1 **Applicant: -** Mr I A & Mrs K S Poole  
T/A Castle Beck Farm  
Harwood Dale  
Scarborough  
YO13 0LB
- 1.2 **Agent:-** Jack Ayres – Sumner MRICS FAAV  
Boulton Cooper  
St Michael’s House  
Malton  
North Yorkshire  
YO17 7LR
- 1.3 **Site Address: -** Castle Beck Farm  
Harwood Dale  
Scarborough  
YO13 0LB
- 1.4 **Accompanying Documents:-** Location Plan – Scale 1:2500 @ A3  
Block Plan – Scale 1:500 @ A3  
Application fee - £234

## **2.0 BACKGROUND**

The Applicants have applied for Grant Funding under a Government initiative being the Countryside Stewardship Scheme. Countryside Stewardship is administered by the Rural Payments Agency (RPA) on behalf of the Department for Environment, Food & Rural Affairs (DEFRA). Natural England provides technical advice in support of the Scheme.

Under the Scheme Grants are available for items called “capital items”. The Applicant has applied for funding to carry out concrete yard works within their existing farmyard of which their Application has been successful. The Applicant require, as part of the Grant Scheme, planning approval from the Local Planning Authority, confirming that the works are permitted. The Applicant therefore seeks consent for these works.

### **2.1 Land**

The business extends to approximately 200 acres of land, of which roughly 170 acres are owned and 30 acres are rented.

The land is mainly situated in a ring fence extending to the north and south of the farmstead.

## **2.2 Livestock**

The Applicant has a herd of approximately 50 suckler cows plus followers. The Applicant will also purchase in stores to be fattened and sold as finished animals. The Applicant will sell the majority of the stock through local Livestock Markets.

The Applicant also has a flock of sheep. The Applicant has approximately 300 Continental Cross Ewes plus followers. The progeny of the sheep flock will be sold through local Livestock Markets.

## **2.3 Machinery**

The Applicant has the usual range of farm machinery, implements and effects to serve the agricultural enterprises at Castle Beck Farm.

## **2.4 Proposal**

A successful Application has been made to the Rural Payments Agency for Grant Aid to improve the hard standing in the farmyard area with concrete. As the Grant Aid Application includes development, the consent from the North York Moors Planning Authority for the development is required.

Grant Aid is available to farmers under a Catchment Sensitive Farming Initiative that aims to improve water quality by reducing diffused water pollution from agriculture. This Application is for the upgrading of the farmyard area which aims to improve yard drainage to reduce foul drainage and risk of pollution.

## **3.0 DEVELOPMENT PROPOSAL**

### **3.1 Proposed Use**

The proposed use of the new development is purely agricultural and in accordance with the Countryside Stewardship Mid Tier Scheme administered by the Rural Payments Agency.

The use of the proposed concrete works will conform with the existing agricultural use of the property.

### **3.2 Site Assessment**

The concrete is being laid in an existing farmstead and as such there is no alternative location for it.

### **3.3 Size & Appearance**

The concrete yard works extend to 690 sq m.

The appearance of the concrete will be neutral in colour. The works are at ground level and as such will not be visible within the surrounding area.

The concrete will be constructed with a base of 150mm of compacted and blinded hardcore, with concrete being laid over the top being 150mm thick. The concrete will be reinforced to minimise cracking and distribute the loads exerted by livestock or farm vehicles.

### **3.4 Access**

Access to the site is not considered to be relevant, as the Application is an improvement to a farmyard, which is partly already used for access. It is therefore not considered that any further consultation with the Highway Authority is necessary.

## **4.0 JUSTIFICATION**

This Planning Application is in support of a Countryside Stewardship Application being made to the Rural Payments Agency as part of a Catchment Sensitive Farming Initiative to improve water quality.

The Applicant's Holding is within the Upper Derwent Catchment with the main issues being, Sediment, Phosphate and Flood Risk

Activities which contribute to the above issues should be assessed and mitigation measures put in place to try and reduce their impact. The focus of the Catchment Sensitive Farming revolves around the source, pathway, receptor principle. Identifying the source of the diffused pollution, the pathway that it takes from the source and the potential sensitive receptors it ends up being in helps to identify ways to reduce the source, remove the pathway or protect the receptor. It has been identified under the Catchment Sensitive Farming Initiative that the concrete works proposed as part of this Application would mitigate some of the sediment and phosphate reaching the Upper Derwent. The National Planning Policy Framework promotes the development of agricultural businesses in order to maintain and support a prosperous rural community.

It is requested that the Planning Authority look positively on this Application due to the benefits it delivers which have been discussed throughout the Report.

**J Ayres-Sumner**  
**5<sup>th</sup> June 2020**