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NYMNPA

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ERECTION OF AGRICULTURAL LIVESTOCK BUILDINGS

AT HOGARTH HILL FARM, FYLINGDALES FOR MR D AND MRS A PATTINSON

Design and Access Statement

Erection of agricultural livestock buildings at Hogarth Hill Farm, Fylingdales

The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. In summary, it provides a structured way of describing the development proposal.

Planning permission is required due to other agricultural buildings being constructed in the last 2 years where the combined areas of those and the proposed buildings exceeds 465sqm.

Ordinarily the development would not require planning permission under Part 6 of The Town and Country Planning (General Permitted Development) Order 1995.

The site lies within the NY Moors National Park for planning jurisdiction.

Site

Hogarth Hill Farm is predominantly a hill farm and a well-established livestock business. It consists of a 55 hectare unit with 280 ewes (40 replacement ewes), 10 tups and 250 lambs.

Hogarth Hall Farm is situated 240 metres south of Boggle Hole Road and over 800 metres east of the A171 Scarborough to Whitby road with good access links. The site is well screened from the road network.

The local landscape can be described as a rolling coastal hinterland with nearby deep valleys lined with deciduous woodland much of which is ancient semi-natural woodland although this does not pose a constraint to the proposed development.

Use

The application site is bound to all sides by tall mature trees. The site is an existing, operational part of the farm and is close to the existing farm buildings. The new buildings will in effect fill-in the remaining open part of the yard and connect the buildings to form a continuous run of livestock housing.

The building is required from an animal welfare point of view to provide sheltered accommodation for livestock predominantly during lambing time, general livestock housing when it is needed and additional farm storage purposes (fodder).

Amount

The amount of development is led by the operational function of the farm and this being the last remaining part of the site to be developed. The site itself in this case predetermines the general location for the siting, form and layout of new buildings. It is an area which has well established landscaping/screening as shown on **Dwg. D11871-02 A.**

Layout

The proposal development equates to 675.00 sqm of covered floor area and comprises a pitched roof building and attached lean-to with both sides butting up to existing buildings on the north and south sides (by the long edge). The buildings are commensurate with the scale, form and materials of the existing buildings creating a layout that is well related, physically and functionally to existing buildings associated with the farm business.

Scale

The larger building measures 30 metres long and 15 metres wide and reaches an overall height of 4.6 metres to the eaves and 6.6 metres to the ridge. The smaller lean-to building acts as a link between buildings and measures 30 metres long, 7.5 metres wide and reaches a height of 4.6 metres.

Appearance

The buildings are to be constructed in part from concrete panels or blocks at a lower level together with Yorkshire boarding under a dark grey corrugated sheet roof.

The proposed buildings are to be built directly onto the ground and do not require hard bases and will operate a low carbon footprint requiring energy only from low wattage LED light bulbs.

Landscaping

Landscaping is not considered to be necessary in this instance due to the position of the buildings and them being totally enclosed to all sides by mature trees which successfully assist in reducing visual impact.

Access

Access is required at the west (gable) end of both buildings with sliding doors for ease of functionality and to match the existing buildings.

Conclusion

The proposal is for new agricultural buildings at Hogarth Hill Farm and has been designed predominantly subject to the operational requirements of the farm.

The buildings are required to contribute to the effective functioning the farm in order to maintain economic viability. Early consideration of the landscape context has been taken into consideration and addressed as part of the application. The aim is that the siting and design of the buildings will successfully integrate with the surrounding area and National Parks rural landscape.

Not only do the LPA wish to see a high standard of design but the applicant has fully considered the form, materials and colour of the proposed buildings so that they maintain the overall appearance of the farm in the local landscape.

The proposal takes advantage of the fact that the land on which the building is to be sited is already utilised as an operational area and uses existing landscape features such as high trees/hedges on the site as natural screening.

The siting, scale, form, colour and materials are appropriately designed for the purposes of agriculture as required by national and local planning policy with specific regard to NYM Local Plan Policy BL5 and Part 5 of the supplementary planning documents which are fully met.

There is no plan to increase stock levels and the new building will essentially improve farm operations and livestock welfare and the knock-on effect is the continued viability of Hogarth Hill Farm in the long term future.

In a wider context it is demonstrated that the development conserves the special qualities of the locality and that of the NYM National Park.

Taking all of the above into account it is respectfully requested that the application is subsequently approved.