

DESIGN AND ACCESS STATEMENT

NYMNPA

13/07/2020

Mr J Cook
Burgate Farm
Harwood Dale
Scarborough
North Yorkshire

10th July 2020

This statement relates to the application for the **erection of a replacement cubicle building for cattle** at the above address and was submitted on the above date. The building is 32.61 metres wide, 4.57 metres high to the eaves and 36.57 metres long, giving a total area of 1192.5 metres squared.

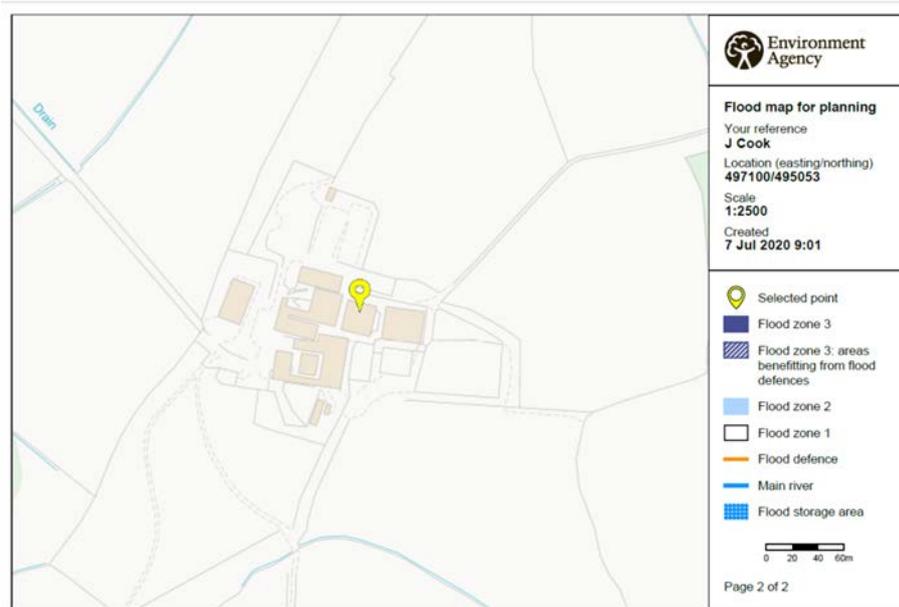
The proposed building is to replace the existing cubicle building for cattle. The original building was built in 1975 with a design life of 15 years. The building is dilapidated with the roof in terminal decline and has become an eyesore. Red Tractor Farm Assurance and Arla (who is Mr Cook's milk buyer) have both stated the building is to be replaced ASAP. The proposed building will increase the health and welfare of the livestock due to the layout being larger than the existing enabling wider passage ways between cubicles and there will be more sleeping/lying space for the cows resulting in less dirty water being produced. The dirty water will go into the existing dirty water storage tank which is then either spread onto fields via a low-rate irrigation system, or for longer storage it is moved in to the slurry lagoon. The roof pitch is to be 17.5 degrees which will increase the ventilation and airflow of the building, though this means the building will be taller than the existing but as it is surrounded by buildings already amongst the farmstead, it will help to mitigate this. Modern machinery is getting larger in size so the building will be suited adequately to fit machinery in easily.

Design

The proposed building has been designed specifically for agriculture and to fit in with the existing farmstead. Steel portal frame is used for agricultural buildings to allow good access for agricultural machinery and a strong structure. The eastern gable end is to be clad with vented box profile sheeting above pre-cast concrete panels. The southern gable end is to be clad with vented box profile from the apex to the eaves as it will be adjoining to the existing building. The sides will have pre-cast concrete panels and gates. Anthracite coloured fibre cement sheeting is to be used for the roof as it keeps condensation to a minimum. The overall design and appearance of the proposed building is sympathetic to the rest of the farm complex, resulting that there is to be no significant impact.



Flood Risk



The site has been identified as an area with low probability of flooding (Zone 1).

Access

Burgate Farm is located south east of Harwood Dale, just under a mile inland off Moor End Road. Access to the proposed building will be via the existing access to Burgate Farm which is via a single track lane so no alterations will be needed.

Heritage Statement

The proposed building is not in a conservation area or listed building.

The proposed building is to be of a similar construction to other buildings on the farmstead and surrounding area and comply with the NPPF.

