

PLANNING SUPPORTING STATEMENT

At: High Farm,
Ugglebarnby

NYMNP/PA

03/09/2020

Building 1

Cheryl **Ward**
Planning

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Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by
V2	03 Sept20	Client amends	CWP

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1.0 Introduction

- 1.1 Cheryl Ward Planning has been instructed by the applicant to submit a full planning application for 1 no. general purpose agricultural building (includes livestock housing and covered feed area) at High Farm, Ugglebarnby, Whitby, YO22 5HX.
- 1.2 The application seeks consent under The Town and Country Planning Act 1990.
- 1.3 The supporting agricultural information and accompanying plans identify the site and the location of the development on the 41-hectare dairy unit.
- 1.4 The application site falls under the jurisdiction of the North York Moors National Park for planning control.
- 1.5 For the purposes of the application the building is referred to as Building 1. A separate application is submitted for the erection of a second building which is being referred to as Building 2.
- 1.6 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design rationale. In summary, it provides a structured way of describing the development proposal.

3.0 Planning History

- 3.1 A search of the NYM National Park's online search facility has revealed that the sites previous planning history.

NYM/2017/0633/FL – Construction of slurry lagoon at High Farm, Ugglebarnby.

NYM/2015/0079/AGRP - Erection of agricultural machinery shed at High Farm, Ugglebarnby - Approve.

NYM/2010/0489/FL – Construction of an extension to agricultural building at High Farm, Ugglebarnby – Approve.

Continued ...

NYM/2003/0790/FL – Construction of a general purpose agricultural building at High Farm, Ugglebarnby – Approve.

NYM/2010/0489/FL – Erection of livestock building at High Farm, Ugglebarnby – Approve.

4.0 The Site

Site context and surroundings

- 4.1 The application site is located in the centre of Ugglebarnby village to the south side of The Cliff extending back into the site with the farm surrounding the farmhouse.
- 4.2 The site is located due east of Sleights village and south west of Whitby Town (1.8 miles).
- 4.3 The site lies within easy reach of the east coast and the NYM Moors between which the site is positioned. The A169, Whitby to Pickering road lies to the west and to the north and east the A171 Whitby to Scarborough and Guisborough.
- 4.4 The application is part of a drive to improve environmental conditions for the site and for livestock with regard to reducing dirty water run-off from the site by providing a covered feed area.
- 4.5 The application site is accessed via The Cliff to the west and by Pasture Field Lane to the east classified as a 'C' road in the NYCC's road hierarchy. The farm lies to the south of the road and is accessed via a private farm access serving only the application site.
- 4.6 High Farm is surrounded by grass land and like most agricultural enterprises in the NY Moors relies on low input costs and high sale prices and in this case it is by milk production.

Local Landscape and Topography

- 4.7 The local landscape can be described as that falling between the Central Valley and Coast and Coastal Hinterland where settlements are generally described as 'clustered but a few have expanded in a linear form along roads'.
- 4.8 Poly-focal settlements are described as having more than one original 'core'. Ugglebarnby is a good example of how the settlement pattern and the steep topography has led to the settlement being split into compartments/sections i.e. this usually takes places where the focus of development has spread around some topographical landform such as a church or the Manor Farm.

- 4.9 The topography can be described as steep and/or valley sided. Beyond the built environment the land is predominantly rich grazing and/or arable land.
- 4.10 In planning terms, the site is deemed to be within the 'Open Countryside' with nearby settlements including Sleights, Sneaton and Ruswarp within a short distance.

5.0 Agricultural Summary

- 5.1 The size of agricultural unit is 41 hectares all of which is available grazing land with a further 75 hectares of grazing land on a short-term tenancy (FBT).
- 5.2 It is predominantly a dairy production unit producing milk for sale and rearing heifers including 12 heifers over 24 months and 54 followers.
- 5.3 In summary, the existing buildings are in full use for agricultural purposes and the proposed building (Building 1) is required to support the existing unit as a general purpose facility to provide a covered feeding area and cubicles which will replace straw yards for some of the existing herd.
- 5.4 It is not anticipated that cattle numbers will increase and the knock on effect of introducing Building 1 is that there will be a reduction in straw usage across the site and a reduction in hauling feed/bedding to the site.

Pre and Post Brexit Farm Changes

- 5.5 The UK government has asked that the planning system carries on the best it can to keep the economy going and help its eventual recovery following Covid-19.
- 5.6 Farmers, farmworkers and vets (amongst others) have been included on a list of key workers to provide 'food and other necessary goods'.
- 5.7 In these very strange times, it is business as normal on the farm(s). Cows need milking, animals need feeding and the only guarantee for farmers at present is that this cycle will not change.
- 5.8 As farmers, the best service they can continue to give to the public is to ensure the country's food supply continues with as little disruption as possible and respect our collective social responsibilities to minimise the spread of any infections. This is similar in a way to dealing with groups of animals.
- 5.9 Agricultural production related applications may even need to increase if these restrictions begin affect the food chain although there is no evidence of this happening.

- 5.10 Additionally, we must not forget Brexit which could potentially be the biggest change facing farming in three generations, and an area where there remains little clarity.
- 5.11 Overall there is a huge amount of work that needs to be done to ensure that the UK's exit from the EU continues to run as smooth and orderly as possible. For UK food and farming, everyone within the industry has a responsibility to shape the future to give the best opportunity possible to compete effectively both domestically and internationally.
- 5.12 With an appropriate parcel of land available there is the potential to be proactive at High Farm. Bringing a new resource (Building 1) to the unit and committing the farm to post Brexit conditions means it can in effect plan for the future and ensure it comes out of a global pandemic with some assurances.
- 5.13 From an animal welfare point of view there is also a need to provide covered feeding areas to prevent the contamination of dirty and clean waters migrating from the site and principally this why the planning application has come about.



Fig 1. –High Farm, Ugglebarnby. Source:
<https://www.google.co.uk/maps/place/Ugglebarnby,+Whitby+YO22+5HX/@54.4518723,-0.6466881,317m/data=!3m1!1e3!4m5!3m4!1s0x487f1817a6c146e9:0x85ef8056fc00f084!8m2!3d54.452822!4d-0.646394> – for illustrative purposes only.

6.0 The Proposal

- 6.1 The application seeks full planning permission for Building 1 due to the distance to neighbouring properties within 400 metres of the application site where the buildings are to be (in part) used for livestock purposes.
- 6.2 The building is considered necessary both for the purposes of agriculture within the unit and for the size and capability of the land holding within the applicant's control.
- 6.3 The application seeks consent for a new general purpose agricultural building (Building 1) which is the larger of the two proposed buildings for a covered cattle feeding area.
- 6.4 Building 1 is to be sited on an existing operational part of the farm closely connected to the existing farm buildings on the west side of the farm. The building will occupy a position to the south of the weeping wall slurry pit and between the existing cubicle house and slurry lagoon (**see Appendix B**) extending no further into the open countryside than these other structures.
- 6.5 A separate application which proposes a second building to act as a lean-to and link Building 1 to the cubicle house is submitted to run in tandem with this application. The land provides a good level base on which to introduce both buildings.
- 6.6 The building measures 32 metres long and 18.5 metres wide; with a height to the eaves of 4.57 metres and a height to the ridge at 7.05 metres.
- 6.7 The building is to be constructed in part from Yorkshire boarding and concrete panels, with access doors incorporated in the south elevation of Building 1. An Anthracite grey fibre cement sheet roof is proposed with the use of clear sheets to minimise energy usage.
- 6.8 In preparing the site for the development only a small amount of levelling will be needed. The floor of the shed requires a concrete hard base and no additional concreting around the building is necessary.
- 6.9 The building will operate a low carbon footprint requiring energy only from low wattage LED light bulbs.
- 6.10 The orientation of the building means that access via the south end gable by large machinery is possible. Functionality between the proposed building and the existing buildings will be possible at all times.
- 6.11 Waste generated from Building 1 will be directed to the existing slurry lagoon with any surface water run-off from the roof of the building directed into a soakaway via a land drain close to the building edge.

Siting (Building 1)

- 6.12 The location of the agricultural building is intrinsic to the applicant's needs. The proposed site is a suitable location and other sites have been discounted for the following reasons:
- Siting the building anywhere else on the farm could be more visible in the landscape.
 - Locating the building elsewhere has the potential to cause a conflict of functionality and movement between existing and new buildings.
 - Building 1 would be readily available to the farmer who operates and knows the site.

Design (Building 1)

- 6.13 The building is purposely and respectfully designed for the purposes of agriculture within the unit.
- 6.14 The external appearance together with the type, colour and texture of materials are in keeping with the rural locality. It is designed to have a low scale impact on the landscape.
- 6.15 The materials are partly chosen because they are appropriate for the climate and will weather well over time.
- 6.16 The building uses traditional materials as recommended by Part 5 of the Design Guide and are considered visually appropriate for the locality.

Landscaping

- 6.17 Landscaping is not considered to be necessary in this instance due to the position of the shed which runs ridge parallel to all other nearby buildings on the west side of the farm and the operational area.
- 6.18 The sites topography also provides a crucial landscape backdrop to the farm protecting it from easterly weather fronts and high winds. Together with the setback nature of the steading from the Ugglebarnby road the proposed development would be seen in context with the main farm steading.

7.0 Planning Policy Context

National Planning Policy Framework (NPPF 2019)

- 7.1 The NPPF (CLG 2019) sets out the Government's planning policies for England and how these are expected to be applied.
- 7.2 Paragraph 83 of NPPF2 states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. They should also enable the development and diversification of agricultural and other land-based rural businesses.

North York Moors National Park Authority – NYM Local Plan (2020)

- 7.3 Applications for planning permission are primarily considered against policies set out in the 'development plan' for the North York Moors National Park. This is made up of a series of formal planning documents that have been through a period of consultation and testing and have been subsequently formally adopted by the National Park Authority.
- 7.4 The NYM Local Plan was adopted on 27 July 2020 and will be in place for the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It acknowledges that there is a need for new homes, jobs and services.
- 7.5 The role of this Plan is said to manage the 'often competing aims by putting in place a set of policies to guide careful decision making on where new development will be located and how it will look and function'. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.
- 7.6 **Policy BL5** of the NYM Local Plan requires development of new agricultural buildings and structures or extensions to existing buildings to be of a form, height and bulk of the where it is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park; that there is a functional need for the development to sustain the existing primary agricultural or forestry activity and the scale of the development is commensurate with that need; where it can be demonstrated that there are no suitable existing buildings available to support the existing business; where the building is designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces; where the site is related physically and functionally to existing buildings associated with the business unless there is an exceptional agricultural need for a more isolated location; where the proposal will not significantly harm local amenity in terms of noise, odours or level of activity either individually or in combination with the existing agricultural activity.

Supplementary Planning Documents

- 7.7 **Part 5: New Agricultural Buildings** advises that the position of a new farm building is usually dependent on its function and the space available but as a general rule new buildings should be sited within or adjacent to existing groups of agricultural buildings. No matter how well designed, a poorly sited building can have a significant impact on the landscape.

8.0 Planning Assessment

- 8.1 The proposal is for a new agricultural building (Building 1) at High Farm and has been designed predominantly subject to the operational requirements of the dairy farm unit.
- 8.2 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 building will successfully integrate with its surroundings as well as the functionality of the farm.
- 8.3 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 new agricultural building so that it maintains the overall appearance of the farm and is in context with the other farm buildings in the landscape both now and for the lifetime of the development which is a specific requirement of the National Planning Policy Framework.
- 8.4 The existing farm buildings are closely associated to the main farmhouse and other traditional buildings and Building 1 is planned to complement the form, traditional character and function of the enterprise in such a way that it will be established in close context with these other buildings.
- 8.5 The building uses appropriate materials to assist in softening its appearance in the landscape and helps it link with existing buildings.

9.0 Conclusion

- 9.1 The proposal takes advantage of the fact the land on which the building is to be sited is already utilised as an operational area and uses existing landscape features to assist with integrating the new building (Building 1) with its immediate surroundings as required by Part 5 of the Design Guide (New Agricultural Buildings).
- 9.2 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 **Policy BL5** and Part 5 of the supplementary planning documents which can be fully met.
- 9.3 This new facility will essentially make a big difference and improve environmental impacts on the unit. The knock-on effect is the continued viability of High Farm, Ugglebarnby in the long term future.
- 9.4 In a wider context it is demonstrated that the development conserves the special qualities of the locality and that of the NYM National Park.
- 9.5 Taking all the above into account it is respectfully requested that the notification is subsequently approved without further delay.



Cheryl Ward Planning

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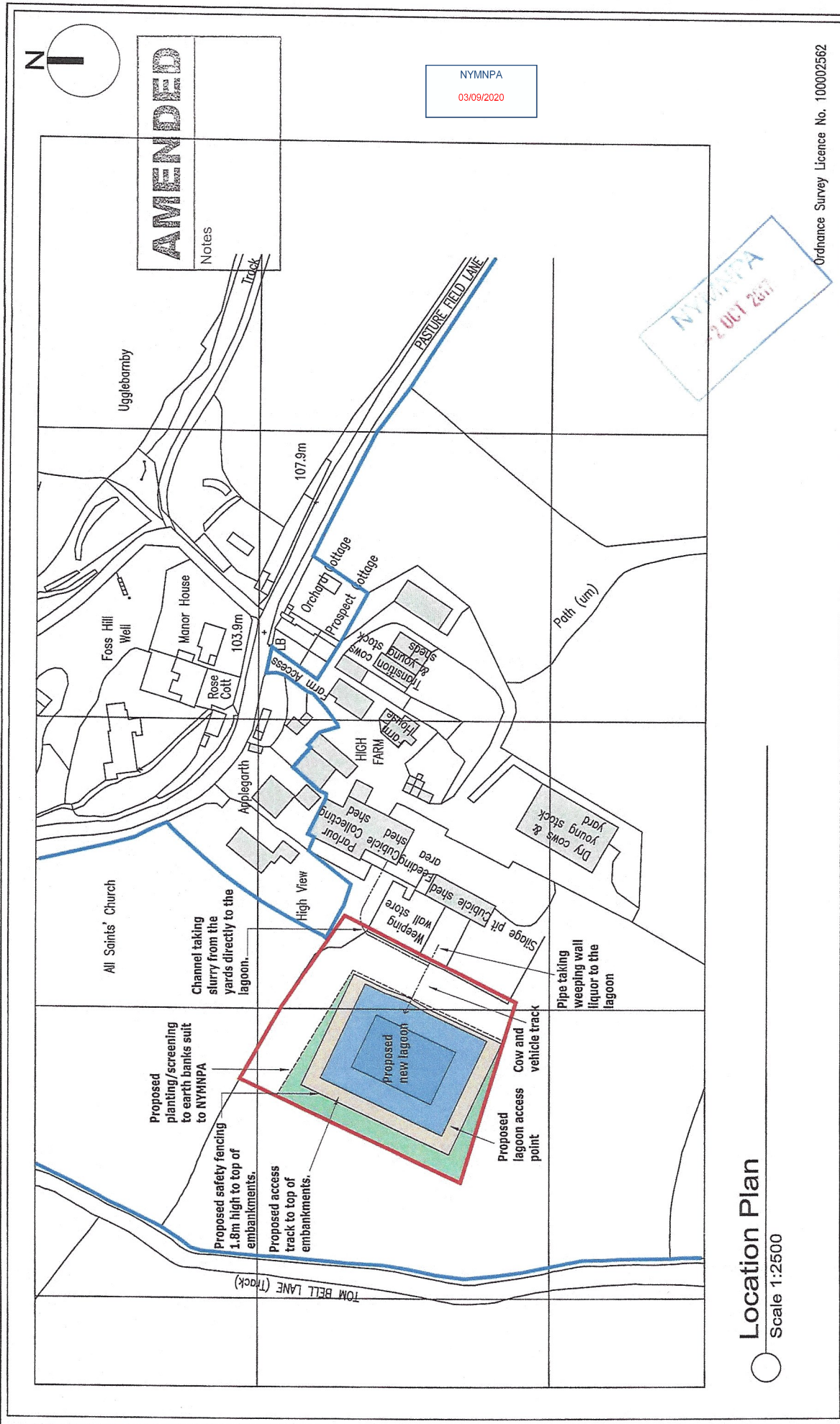
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 - Discharge planning conditions
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- Planning Enquiries
 - Planning Applications (all types)
 - Design and Access Statements
 - Variations/amendments to planning approvals
 - Prepare and submit planning appeals

NYM Moors, Yorkshire Dales, Whitby, Scarborough, Ryedale, Hambleton, Redcar and Cleveland, Selby, Wolds, North Lincolnshire, North East

5 Valley View, Ampleforth, York, YO62 4DQ



Location Plan
Scale 1:2500

AMENDED

Notes

<p>CLIENT: Mr & Mrs Harland</p>		<p>DRAWING TITLE: Location Plan</p>	
<p>PROJECT: Slurry lagoon High Farm Ugglebarnby</p>		<p>DRAWING NR: D11221-01</p>	
<p>REV</p>	<p>DATE</p>	<p>BY</p>	<p>CHKD</p>
B	02/10/17	CE	Amended to suit client
A	11/07/17	CE	Issued for approval
<p>SCALE: As shown</p>		<p>ISSUE: Preliminary</p>	<p>REV: B</p>

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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.

Application Reference:

Site Address: High Farm

Applicant Name: Messrs R & A HARLAND

Livestock Numbers

Cattle

	Average number throughout the year	Additional information
Dairy Cows/Breeding Bulls	172	
Suckler Cows/Heifers over 24 months	12	
Followers (6 to 24 months)	54	

Sheep

	Average number throughout the year	Additional information
Breeding Ewes/Tups	N/A	
Replacement Ewe Lambs/Finishing Store Lambs	N/A	

Pigs

	Average number throughout the year	Additional information
Sows/Boars	N/A	
Weaners	N/A.	

Continued.../

Others

	Average number throughout the year	Additional information
Other Livestock, i.e. Horses	—	

Land

Size of Holding	Area in Hectares	Additional information
Available Grazing Land	41	
Arable Land	37	
Moorland	—	
Grazing Land on Short Term Tenancy	75	

Agricultural Buildings

List main existing agricultural buildings and use	Approximate dimensions in metres	Is it a modern or traditional building?
1. Cubicle Shed 1	19 x 32	modern
2. Cubicle Shed 2	23 x 9	modern
3. Barn	7 x 20	traditional
4. Calf Shed	23 x 5	traditional
5. Cattle Shed	30 x 18	modern
6. Hay Shed	19 x 10	modern
7. Calving Box	8 x 14	modern
8. Workshop	15 x 10	modern

9. Machinery shed.
25m x 8m
modern.

Proposed building(s) and use	Dimensions in metres
1.	
2.	

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.

New buildings to provide covered
feeding area and cubicles which will
replace straw yards for some of existing
herd. No increase in cattle numbers
anticipated.