



NYMNP

17/03/2021

DESIGN AND ACCESS STATEMENT

ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING ON
LAND NORTH OF BROOKLANDS FARM, MOOR END ROAD, HARWARD
DALE, SCARBOROUGH, YO13 0DT

Client

J Simpson
Keasbeck Hill Farm
Harward Dale
YO13 0DT

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1. INTRODUCTION

This report has been commissioned by Mr J Simpson of Keasbeck Hill Farm, Harward Dale, YO13 0DT.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 23 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. BACKGROUND INFORMATION

The applicants are 5th generation farmers at Keasbeck Hill Farm, Harward Dale, Scarborough, YO12 0DT.

Approximately 25 years ago, the applicants diversified the farming business into tourism through the conversion of traditional farm buildings into a hotel and tourist accommodation, known as The Grainary (Keasbeck Hill Farm and The Grainary are located around 400m to the south of the application site).

In 2020 the applicants decided to sell the tourism and hotel business, due to health and financial reasons. The COVID crisis caused the tourism business to experience significant losses, and the sale of the business has been fraught with difficulty. The first two agreed sales of The Grainary fell through for reasons associated with COVID. The third agreed sale of the business managed to complete, however, the purchasers required the farm buildings as well as the tourism business in order to satisfy their requirements.

The completion of the sale of the The Grainary was a necessity for the applicants due to the financial losses being sustained as a result of the COVID closures, and therefore, they reluctantly agreed to include the farm buildings within the sale of The Grainary.

The applicants have retained 155 acres of agricultural land in order to continue their farming operations which include breeding sheep, lamb finishing, store cattle, and the production and sale of hay.

Currently, the business has 210 breed sheep, 250-500 store lambs and 50 store cattle. The conditions of sale of The Grainary are such that the applicants are required to vacate the farm buildings in the spring. This will leave a 155 acre farming business without any farm buildings.

The applicants therefore propose to erect a modest farm building on the land in order for the farming operations to continue.

3. USE

The proposed building will be used as a general purpose agricultural building, used for storage of machinery and produce, and for lambing purposes in the spring.

4. LAYOUT

The development includes the proposed building, together with a new stone yard area and an access track to link the development to the public highway.

5. SCALE

The scale of the development is the erection of 1 No. building 22.9m x 13.715m with an eaves height of 5.5m and a ridge height of 6.753m.

6. LANDSCAPING

The proposed development has been sited in order to minimise the impact on the landscape. For the reasons detailed above, the applicants no longer have any farm buildings and therefore an isolated location for the development is the only option.

The choice of siting was to produce an unobtrusive a development as possible. The site is screened from the public highway to the east by a mature hedgerow, and screened from the north by hedgerow. To the south of the site is the existing built development of Brooklands Farm. The proposed building has been located on low lying land, with the topography helping to screening the building from views from the west.

The location of the proposed building is also remote from public rights of way, with the closest public footpaths being 260m to the west of the site and 230m to the east of the site.

The proposed location of the building is sensitive to the character and appearance of this part of the National Park.

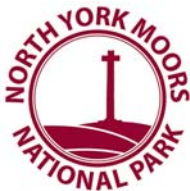
7. APPEARANCE

The proposed building is of a steel frame construction with a fibre cement roof in anthracite grey. The walls of the building will be open between the steel uprights, with the peaks clad in timber boarding.

8. VEHICULAR ACCESS & TRANSPORT LINKS

The site will be accessed via an existing agricultural entrance from Moor End Road. Anticipated traffic generation will be staff and agricultural vehicles. It is estimated that the site will generate 4 movements per day (2 in 2 out) for the applicant pickup, together with periodic tractor and trailer movements.

Ian Pick BS (Hons) MRICS
March 2021.



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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: Land North of Brooklands Farm, Harward Dale, Scarborough

Applicant Name: J Simpson

Livestock Numbers

Cattle

| | Average number throughout the year | Additional information |
|-------------------------------------|------------------------------------|------------------------|
| Dairy Cows/Breeding Bulls | | |
| Suckler Cows/Heifers over 24 months | | |
| Followers (6 to 24 months) | 50 | Summer Grass Finishing |

Sheep

| | Average number throughout the year | Additional information |
|---|------------------------------------|------------------------|
| Breeding Ewes/Tups | 210 | |
| Replacement Ewe Lambs/Finishing Store Lambs | 250 -500 | |

Pigs

| | Average number throughout the year | Additional information |
|------------|------------------------------------|------------------------|
| Sows/Boars | | |
| Weaners | | |

Continued.../

Others

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

Land

| | Area in Hectares | Additional information |
|------------------------------------|------------------|------------------------|
| Size of Holding | 63 | |
| Available Grazing Land | 55 | |
| Arable Land | | |
| Moorland | | |
| Grazing Land on Short Term Tenancy | | |

Agricultural Buildings

| List main existing agricultural buildings and use | Approximate dimensions in metres | Is it a modern or traditional building? |
|---|----------------------------------|---|
| 1. None - see statement | | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |

| Proposed building(s) and use | Dimensions in metres |
|---|----------------------|
| 1. General Purpose Shed for storage and lambing | 22.9m x 13.715m |
| 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.

As explained in the Design and Access Statement, this development is essential for the farming operation to continue
