

PLANNING SUPPORTING STATEMENT

NYMNPA

30/07/2021

At: Lodge Farm,
Glaisdale

Cheryl **Ward**
Planning

For: Mr W Whitehead
At: Lodge Farm, Glaisdale



Purposely left blank

Contents

1.0	Introduction	4
2.0	Purpose of Statement	4
3.0	Planning History	4
4.0	Agricultural Summary	5
5.0	The Site	6
6.0	Pre-application advice and front loading.....	9
7.0	The Proposal	13
8.0	Planning Policy Context.....	15
9.0	Planning Assessment	18
10.0	Conclusion.....	20

Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by

Cheryl Ward Planning accepts no liability regarding the use of this report except to client for the purposes of which it was originally commissioned and prepared.

Note: Cheryl Ward Planning holds appropriate professional indemnity insurance for this instruction.

COPYRIGHT The contents of this document must not be copied or reproduced in whole or in part without the written consent of Cheryl Ward Planning.

For: Mr W Whitehead
At: Lodge Farm, Glaisdale



Purposely left blank

1.0 Introduction

- 1.1 Acting on behalf of the applicant Cheryl Ward Planning has been instructed to submit a planning application in relation to the area outlined in red on the attached location plan at Lodge Farm, Glaisdale, Whitby, YO21 2PZ.
- 1.2 The client has instructed the erection of 1 no. general purpose building (livestock) to support the function of the small holding.
- 1.3 The proposal is designed for the functional and operational requirements of the farm and together with the accompanying plans the site location is identified together with floor plans and elevations of the structure.
- 1.4 The application is seeking full planning permission under the Town and Country Planning Act 1990 for proposed works. The application site falls under the jurisdiction of the North York Moors National Park for planning control.
- 1.5 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 and access 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 application site has the following planning history@

NYM/2020/0427/FL – Retention of agricultural livestock building together with new access (revised scheme to NYM/2019/0350/FL) at Lodge Farm, Glaisdale – Approve.

NYM/2019/0350/FL – Erection of agricultural livestock building together with new access at Lodge Farm, Glaisdale.

4.0 Agricultural Summary

- 4.1 The agricultural unit comprises 9.3 hectares of applicant owned land at Lodge Farm and a further 11.7 hectares of available land to run with Lodge Farm.
- 4.2 The applicant has grazing rights over a small percentage of Glaisdale/Danby Common.
- 4.3 Together with chickens, ducks and geese the applicant has grown the herd to 80 breeding ewes and 4 tups, 4 pigs and 6 cows (currently held elsewhere).
- 4.4 The existing traditional buildings and are not suitable for accommodating or handling livestock and/or storing the quantity of baled feed/bedding/fodder needed to support the holding/stock due to their modest scale and size of openings, albeit that they are still used for agricultural purposes i.e. small tools and general farm paraphernalia.
- 4.5 The existing traditional buildings together with the more modern building are used on a daily basis for storing 2 small tractors and a mower for use at the holding (only). Other equipment stored in the larger timber barn comprises large tractor, baler, trailers, hay turner, topper, quad bike, bale wrapper, small plough, feed stuffs plus further farm equipment.
- 4.6 In summary as demonstrated above, the existing buildings are fully used for agricultural purposes. The proposed building is required for housing livestock where this is not possible elsewhere and the recently permitted building is not able to provide, hence the requirement for full planning permission for a further modest building. Essentially, the unit is undersubscribed with buildings for the level of stock it is positively able to carry.
- Need
- 4.7 It was hoped that the more modern building permitted in 2019 (NYM/2019/0350/FL) would have been capable of accommodating all of the applicants farming needs however it remains too small to house anything other than machinery and feed.
- 4.8 As such there is a genuine need for livestock housing and handling facilities at Lodge Farm.
- 4.9 Now that it has been established that the site does not benefit from any useful farm buildings for livestock housing and the traditional buildings are not suitable for livestock due to the closeness of the house, garden and domestic areas an application is sought for a further agricultural/livestock building to accommodate the applicant's sheep during lambing and winter and a small handling facility for sheep welfare i.e. vaccinating, clipping etc.
- 4.10 A further building would help to contribute to the effective functioning of the farm which is proving to be successful and for it to become more economically viable together with a small increase in sheep numbers since the last application.

4.11 In summary:

- Ultimately it is the clients wish to secure planning permission for the siting of a second agricultural building to support the holding.
- The building will function alongside the recently permitted farm building on the roadside.
- The previously approved building does not meet the current livestock and machinery demands of the farm unit (due to it being scaled back in size and location by the LPA).
- The proposed building will mean the applicant can accommodate a small increase in livestock which is a further requirement and capability of the unit.
- The traditional buildings are only suitable for housing small scale machinery and tools such as fencing equipment etc.
- Livestock cannot be sited in either the traditional or the recently approved building due to their close context to the house on account of noise, smells, and general amenity issues.
- The recently permitted building will therefore continue to house machinery and the proposed building is needed to house livestock (sheep).
- To secure a development fitting to the locality similarly to the approved scheme and one that maintains the character and distinctiveness of the site.

5.0 The Site

Site context and surroundings

- 5.1 The application site is located some 470 metres to the south west of Glaisdale village in the open countryside. Lodge Farm lies on the valley side and is surrounded by moorland to the north/west together with in-by land. To the south east the land falls away down towards Glaisdale Beck with productive grassland used for grazing and production of hay/silage.
- 5.2 In a wider context the site is 12.65 kilometres south west of Whitby, 17 kilometres south east of Guisborough and 4 kilometres from Egton nestled in the Esk Valley. The unit it is well connected to a series of rural road networks which lead to the main A171 Whitby to Guisborough road, Rosedale or the A169 Pickering to Whitby road.
- 5.3 The site is accessed via a narrow unclassified road which provides the main access to this and a number of properties and farms in Glaisdale dale.
- 5.4 A public bridleway runs through Red House Farm to the north east of the application site/land and progresses down to the valley floor and is unaffected by the proposed development.

Local Landscape and Topography

- 5.5 Within the NYM Landscape Character Assessment the application site is located in the 'Central Valley' where the key characteristics of this landscape type include narrow, deep and sinuous central valley that is located between areas of heather moorland. Land cover is varied and comprises a mixture of farmland with broadleaved woodland and areas of mixed plantations.
- 5.6 The landscape assessment defines the development pattern in the upper valley as relatively densely settled which can be said of Glaisdale village however the lower valley consists mainly of farmland, woodland and a number of settlements.
- 5.7 Lodge Farm occupies a central valley location and to the north of the road is rough vegetation and heathland with a scattering of attractive trees. To the south of the road, the landscape is more open with good grazing land and some cropping fields. The field pattern varies in size particularly around Red House which tends to have smaller enclosed grass fields/paddocks. The land surrounding Lodge Farm has more of an open feel. Field boundaries include traditional dry stone walls with some hedgerow boundaries and occasional mature trees.

Geographic Information

- 5.8 A thorough check of Magic Map has revealed there is no presence on the site edged in red or within close proximity to any known ecological (habitat and species), archaeological, landscape classification or marine constraints that would have a bearing on the submission of the application. A narrow band of Common Land runs parallel with the road.
- 5.9 Magic provides authoritative geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain including the application site and is a reliable source of information.
- 5.10 Further to our research, it is not considered that additional surveys or appraisals are necessary in this instance and validation of the scheme as presented is requested.

Flood Risk

- 5.11 The site is not deemed to be at risk of flooding from rivers, surface water or reservoirs as confirmed by the Environment Agency's long-term flood risk assessment for locations in England

Soilscape

- 5.12 Local soil structure is described as slowly permeable and seasonally wet with slightly acid but base-rich loamy and clayey soils. It is a medium carbon type with impeded drainage. It has seasonally wet pastures and woodlands and with land cover comprising grassland with some arable and forestry. Up to 7% of this type soilscape is found in England.

Natural drainage

5.13 All soils contain cracks and pores. Their average size and their total volume within a soil affect the speed and direction of rainwater draining through the soil. All soils act like sponges, but some are more absorbent than others. Freely draining soils absorb rainfall readily and allow it to drain through to underlying layers. Slightly impeded drainage refers to soils with a tight, compact deep subsoil that impedes downward water movement; after heavy rainfall, particularly during the winter, the subsoil becomes waterlogged. In soils with impeded drainage the effect is more severe and winter waterlogging results in very wet ground conditions. In the uplands, many soils have a greasy surface peat layer that holds water through the winter. These soils are described as having surface wetness, and can be reasonably dry beneath. In low-lying sites, permeable soils are often affected by high ground water that has drained from the surrounding landscape. They are described as naturally wet.

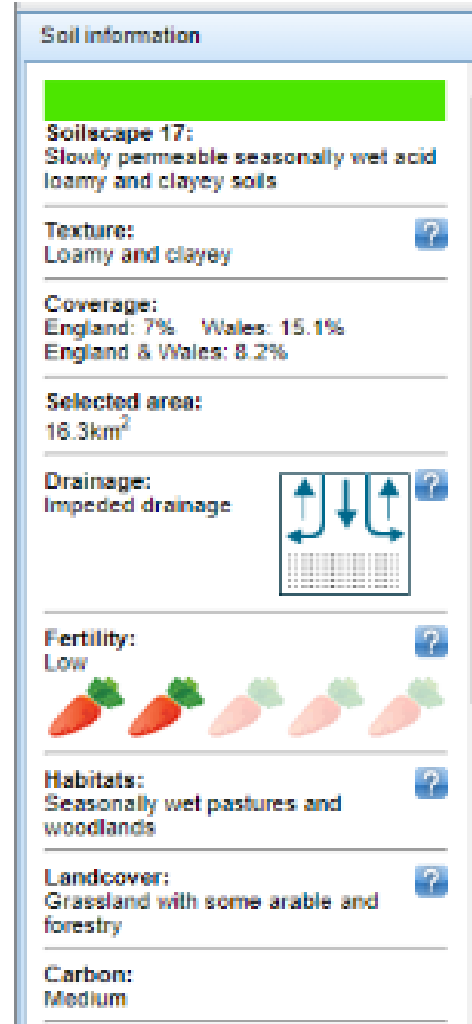


Fig 2. – Cranfield Soil and Agrifood Institute – Soilscape. Source: <http://www.landis.org.uk/soilscales/> - for illustrative purposes only.

Planning Application Submission includes:

- OS Map Extract - Location plan.
- Block plan.
- Proposed floor plan and elevations.



Fig 1. – Application site - Lodge Farm, Glaisdale

6.0 Pre-application advice and front loading

- 6.1 Paragraph 39 of the NPPF advises that early engagement has significant potential to improve efficiency and effectiveness of the planning application system for all parties. Good pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 6.2 As required by Paragraph 41 of the NPPF the applicant has engaged with the LPA to resolve as many issues as possible and taken a proactive approach to the development management process.

6.3 A response from the LPA of 13 September 2019 confirms:

“From the information you have provided unfortunately the proposed building would be considered harmful to the setting of the context and not justified to be set apart from the existing grain of development. The building sits perpendicular to the main buildings of the farm, where currently both modern and traditional have a fairly linear form, following the line of the adjacent road.

The stated justification that the existing traditional or modern buildings cannot be used to accommodate sheep due to their proximity to the house on account of noise, smell and general amenity it questioned and does not provide justification for a building with a poor visual relationship to the rest of the holding. Both the traditional and modern buildings have large openings for easy access and ventilation and would be considered suitable for use y livestock.

If adequate justification could be provided then support may be forthcoming for a low level building, built into the slope of the land, and positioned parallel to the existing buildings. Ideally this building would be tucked up towards the north east corner of the field”.

6.4 Together with the genuine need for livestock housing and handling facilities, the development proposal is presented in the preceding paragraphs with the objective of fully aligning with the criteria set out in the most relevant **Policy BL5 (Agricultural Development)** of the NYM Local Plan as requested by the Officer during pre-application discussions. In addition, supplementary planning guidance, **Part 5 (New Agricultural Buildings)** is also considered to be relevant (although not raised during pre-app discussions).

6.5 **Policy BL5** of the NYM Local Plan states that development of new agricultural buildings and structures or extensions to existing buildings will only be permitted where:

1. **The form, height and bulk of the development is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park;**

In meeting the above requirement, it is considered that the building is of a modest scale commensurate with the scale of the functional and operational requirements of the farm. It is of good design, appearance and form relating to the suitability of the building to its function (livestock/sheep).

2. **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;**

Continued ...

It is accepted that reconciling functionality with landscape impact can be a challenge however it is considered that the building is carefully sited so that views across the valley are maintained particularly from the road, the farmhouse and visa versa.

In our opinion, the building is located sympathetically for landscape purposes and so that it will contribute to the effective functioning of the farm.

3. It can be demonstrated that there are no suitable existing buildings available to support the existing business;

The applicant has demonstrated that the existing traditional buildings are no longer suitable for modern day farming and that the more recently sited building on the roadside is more suited to agricultural storage for small scale implements and fodder for the sheep.

Keeping the sheep in the fields below the house, close to the building is good for surveillance and means they are close to the fields where they graze. There would be no need to bring them close to the main buildings/road.

4. The building is designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces;

The building is wholly designed for the purposes of agriculture and would not be suited for any other use in this location. It is not a large, multi span, expansive roofed building. It is designed to tuck into the north east corner of the field as per the request of Officers during pre-application discussions.

The materials are chosen to blend with the locality and specifically so that they will weather well over time due to significant exposure on Glaisdale Dale.

5. 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;

It is not felt that a continuation of buildings on the roadside would be appropriate in this instance due to the linear effect that is being created with the existing and modern buildings (i.e. tunnel effect).

Continued ...

It is considered that moving the building down into the field immediately below the farmhouse and existing buildings to follow the contours and natural form of the land avoiding platforms and/or exposed skylines or ridges would be more appropriate in sourcing a new location.

Whilst it is acknowledged that it is a sloping site there are no other suitable places on the holding without drawing the building away from the group. As such the chosen site location will mean the building can be viewed in context with the existing buildings.

It is not considered that the building would have a poor visual relationship to the rest of the holding due to its connection with the surrounding dry stone walls and naturally together they will form a suitable link/connection with the building.

6. 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; and

Siting the building any closer to the house when it is to be used for livestock has the potential to cause impact in terms of noise and odours.

The site some 25 metres to the south is a better solution to negating such issues.

7. In the absence of existing screening, a landscaping scheme is provided which is appropriate to the character of the locality and retains existing and/or introduces new planting to reduce the visual impact of the proposal on the wider landscape and encourages biodiversity.

On account of the fall of the land and existing landscape features such as dry stone walls to the north and west sides and some recent landscaping in connection with the modern building, the proposed building when viewed from the road is not considered to be unusually visible or harmful in this rural landscape. As such, further landscaping (within the field) is not considered to be necessary. The applicant would be happy to accept a condition if it is felt to be needed.

6.6 In summary, the Officer's advice and pre-application response has been fully acknowledged (above) and acted upon.

7.0 The Proposal

Introduction

- 7.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of this planning application.
- 7.2 The aim of the proposal is for a new agricultural (livestock) building which will be used for a variety of agricultural purposes including housing livestock and handling facilities associated with the 80 head of sheep on the unit.

Building

- 7.3 There is an established requirement for a small farm building which has been designed to be commensurate with the size of the holding and its function. It is to be sited on a space available close to the existing group of buildings.
- 7.4 This 'need' for a building is not new and is not something that has recently come about, it is arising out of necessity. The LPA are aware of the applicants needs for a small livestock facility for housing and handling sheep.
- 7.5 The building is to be located to the north east corner of the field immediately below the house and existing buildings butting up to the dry stone walling that defines the domestic curtilage of the site. It is a characterful, rural site with a farming background.
- 7.6 The structure will run parallel with the modern farm building and the traditional roadside range albeit there is a significant change in land levels between the road and the land on the south side of the buildings. It will ensure the building will sit low down into the field below.
- 7.7 The building measures 16 metres long by 5 metres wide (smaller than the previously approved building). It is made up of three matching bays with the east end left open for transparency ventilation means. Otherwise, the building will be enclosed with Yorkshire boarding to the ground.
- 7.8 The building is to be constructed in Yorkshire boarding and a will have a dark grey corrugated sheet roof.
- 7.9 To facilitate the development the ground is to be levelled through to the back retaining wall to ensure the building is built into the slope ensuring it will sit as low as possible in the landscape without creating a platform.
- 7.10 Natural ventilation will be taken through the vertical timber boarding and the south facing aspect which can be open or closed depending on the function.

Access

- 7.13 Access to the land and buildings is via the recently constructed access and will remain unchanged.

Landscaping

- 7.14 The proposed building will be well screened from the road by virtue of the existing land levels and the dry stone roadside wall and whilst compensatory planting can be offered and conditioned this may appear contrived in an otherwise open landscape and is left to the officer's discretion.
- 7.25 As originally suggested, the access road has embedded into the landscape with use and with regard to visibility is far better resolution than the previous situation.

8.0 Planning Policy Context

Planning and Compulsory Purchase Act 2004

- 8.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 8.2 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 8.3 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2019)

- 8.4 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in January 2019 and is a contributing material consideration. It provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 8.5 Paragraph 8 of the NPPF states that ‘achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways’ (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective
 - b) a social objective
 - c) an environmental objective
- 8.6 Paragraph 38 of the NPPF advises that ‘local planning authorities should approach decisions on proposed development in a positive and creative way to secure developments that will improve the economic, social and environmental conditions of the area’.
- 8.7 Paragraph 83 of the NPPF 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;
 - the development and diversification of agricultural and other land-based rural businesses;
 - sustainable rural tourism and leisure developments which respect the character of the countryside; and

Continued ...

- the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship’.

8.8 Paragraph 130 of the NPPF states that where a design of a development proposal accords with clear expectations in plan policies, design policies should not be used by the decision-maker as a valid reason to object to development.

8.9 In addition to the above, paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

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

8.10 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.

8.11 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.

8.12 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.

8.13 An overall summary of national and local planning policies providing guidance for this type of application and relevant to this case are summarised in the table below:

Continued ...

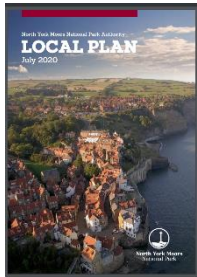
DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2019)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 83, 84, 127, 172
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019).
Local Development Plan in force	
NYM Local Plan (2020) 	Strategic Policy A – Achieving National Park Purposes and Sustainable Development. Strategic Policy B – The Spatial Strategy. Strategic Policy C – Quality and Design of Development. Policy ENV2 – Tranquillity Policy ENV3 – Dark Night Skies Policy BL5 – Agricultural development.
NYM Supplementary Planning Documents	Part 1: General Principles (2008). Part 5: New Agricultural Buildings (2013).

Table 1. – Planning policy and guidance.

Supplementary Planning Documents

- 8.14 **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.

9.0 Planning Assessment

Justification

- 9.1 The proposal is for a new agricultural building at Lodge Farm and has been designed predominantly subject to the operational requirements of the farm unit. 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 which is of equal importance to the applicant.
- 9.2 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 fits within 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 NPPF.
- 9.3 The building uses appropriate materials to assist in softening its appearance in the landscape and helps it link with existing buildings.

Siting

- 9.4 Lodge Farm does not benefit from a series of modern farm buildings (like other small holdings in Glaisdale dale). There are many examples of large modern buildings in the immediate vicinity. There is a general theme at Lodge Farm that the buildings are modest in scale and linear in form and run parallel to the road and have a hierarchical presence in the landscape.
- 9.5 In order to ensure that this remains the case the main house will always remain the dominant form and the buildings will continue to diminish in scale and height the further they are from the house, yet they will remain closely associated to each other. The building is planned to complement this existing character and form in a similar manner and will continue to function in such a way that is in close operational context with the other buildings used for agricultural livestock purposes/handling.
- 9.6 In the proposed location the building will be seen in context with the other buildings and will not have an adverse impact on the character of the wider 'Central Valley' landscape form or appearance.

Design

- 9.7 The building is purposely and respectfully designed for the purposes of agriculture within the unit and uses traditional materials to assist in softening its appearance in the landscape and helps it link with the existing buildings. The external appearance together with the type, colour and texture of materials are in keeping with the prevailing rural backdrop.

For: Mr W Whitehead
At: Lodge Farm, Glaisdale



- 9.8 The building is successfully designed to have a low scale impact on the landscape. A dark grey roof will ensure the building is compatible with the key features of the local area such as the traditional dry stone walls.
- 9.9 The materials are partly chosen because they are appropriate for the climate and will weather well over time.

10.0 Conclusion

- 10.1 Farming and farm buildings are an integral part of the National Park's rural landscape and contribute to its setting and appeal.
- 10.2 The proposal takes advantage of the land levels and uses existing landscape features such as dry stone walls on and around the site to help the building integrate into the rural surroundings.
- 10.3 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.
- 10.4 The proposal will essentially provide the necessary infrastructure that the farm needs to house livestock on the unit and will be a valuable facility for livestock handling in the chosen location. Essentially, it will ensure the continued viability of Lodge Farm as a small holding in the long term future.
- 10.5 In a wider context it is demonstrated that the development conserves the special qualities of the locality including that of the NYM National Park.
- 10.6 Taking all of the above into account it is respectfully requested that the application is subsequently approved.

Cheryl Ward Planning

Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

Accompanied by an in-depth knowledge of the local area and a deep-rooted understanding of local authority planning requirements the business is well equipped to deal with all-encompassing planning matters specialising in planning applications (all types) – town and rural i.e. residential, rural and equine planning projects whether it be traditional or contemporary in design.

Our planning services are continually developing to keep up with the changing dynamics of the UK planning system. This helps to widen our knowledge so that our clients are furnished with the most up to date planning criteria.

Operating to a multidisciplinary approach means we are accomplished at working with a range of stakeholders including private individuals, Estate Directors, farmers, landowners, private and public organisations/groups, Parish Councils, other professionals, clients and applicants.

Our services include:

- Pre and post planning advice
 - Appraising sites for development potential
 - Agricultural and Forestry Notifications
 - Planning Supporting Statements
 - Discharge planning conditions
 - Check and send service – Cheryl Ward Planning can check forms, plans and other documents etc to make sure your application will be validated by the Council. Finally, we will submit your application via the Planning Portal on your behalf.
- 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

24 Westfield Mews, Kirkbymoorside, York, YO62 6BA

W: www.cherylwardplanning.co.uk



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: LODGE FARM, GHAISDALE, YO21 2PZ

Applicant Name: WILLIAM WHITEHEAD

Livestock Numbers

Cattle

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

Sheep

	Average number throughout the year	Additional information
Breeding Ewes/Tups	80 / 4	
Replacement Ewe Lambs/Finishing Store Lambs		

Pigs

	Average number throughout the year	Additional information
Sows/Boars	4	
Weaners		

Continued.../

Others

	Average number throughout the year	Additional information
Other Livestock, i.e. Horses	CHICKENS, Ducks GEESE .	

Land

	Area in Hectares	Additional information
Size of Holding	9.3	LODGE FARM
Available Grazing Land	11.7	OTHER LAND
Arable Land		
Moorland	COMMON GRAZING	
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. TRACTOR BUILDING	16 x 3	TRADITIONAL
2. PIGGERY	6 x 2	TRADITIONAL
3. MODERN AG BUILDING	16 x 6	MODERN
4.		
5.		
6.		
7.		
8.		

Proposed building(s) and use	Dimensions in metres
1. SHEEP SHED / WINTER / SHEARING	
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.

I genuinely require housing for my livestock as no other building on site is suitable as very close to the house and not viable. (currently Full from Haytime)

