

PLANNING SUPPORTING STATEMENT

At: Grange Farm,
Staintondale

NYMNPA

12/11/2021

Cheryl **Ward**
Planning

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Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 Introduction

- 1.1 Acting upon the request of the applicant, Cheryl Ward Planning has been appointed to submit a prior notification for roofing over the manure store (no livestock) at Grange Farm, Staintondale, Scarborough, YO13 0EN.
- 1.2 This is a prior notification application under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 6.
- 1.3 The supporting agricultural information and accompanying plans prepared by BHD Partnership Ltd identify the site and the location of the development on the 2.44 hectare established organic dairy unit.
- 1.4 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 prior notification. The statement is to be read and fully considered as a supporting document in conjunction with the accompanying prior notification. Its aim is to assist those assessing the details relating to siting, design and external appearance.

3.0 Planning History

- 3.1 A search of the NYM National Park's online search facility has revealed the site history for the last 6 years (no buildings within the last 2 years under the notification system).

NYM/2021/0402/CVC – verification check of conditions 3 and 4 of planning approval NYM/2018/0025/FL at land west of Grange Farm, Staintondale – On-going.

NYM/2019/0838/AGRP – proposed cattle track at Grange Farm, Staintondale – Refused.

NYM/2018/0025/FL – construction of cattle underpass at land west of Grange Farm, Staintondale – Approve.

NYM/2015/0638/FL – erection of lean-to extension to milking parlour and 3 no. feed bins (max height 8 metres) (retrospective) at Grange Farm, Staintondale – Approve.

4.0 The Site

Site context and surroundings

- 4.1 The application site falls within the parish of Cloughton although located some 3.34 miles north west of Cloughton village in the open countryside.
- 4.2 In a wider landscape context, the site is 6.8 miles north of Scarborough and 8.4 miles south of Whitby. The site is located off the main A171 Scarborough to Whitby Road which runs parallel to the east coast. The site is required to be accessible for milk tankers for the collection of milk on a daily basis.
- 4.3 The area is characterised as coastal plateau, the farm is surrounded by rough pasture and grassland with clusters of gorse and shelter belts of maturing trees, some of which the applicant has planted in recent years to assist with screening the farm. Traditional stone walls and hedgerows are predominant features used to define boundaries and enclose fields.
- 4.4 Although sited in a natural land hallow, the site is well established in the landscape as an organic dairy farm located off the Staintondale to Ravenscar Road and is visually tucked away from this approach.
- 4.5 Grange Farm is situated 1.4 miles east of the main A171 and is accessed from the north, south and west by a public 'C' road classified in the NYCC's road hierarchy. The farm is to the east of the Staintondale road and is accessed via a private farm access serving only the application site.
- 4.6 Grange Farm is surrounded by good grade grass land which is ideal for dairy cows and the commodity it produces, organic milk. Greater competition in the future is unlikely and puts Grange Farm at the forefront of organic dairy produce.
- 4.7 Like most business enterprises in the Moors the farm relies on low input costs and high sale prices produced from good quality produce.
- 4.8 The farm is made up of a range of modern farm buildings and it is clear to see how the farm has evolved over time. Grange Farm is a well maintained and efficiently managed dairy farm unit. It is one of the larger units in the moors with a high level of conformity of buildings to building materials and these are viewed in context with the overall site.
- 4.9 The farm does not stand alone in the open countryside, it is sited to the south-east of Bell Hill Farm (the closest property to the site), Rudda Farm (owned and operated by the applicant) and Meeting House Farm to the south. The land to the west is gradually rising towards Fylingdales Moor and the A171. The topography to the east is generally seen to be undulating and this provides the farm with an important landscape backdrop.

5.0 Agricultural Supporting Information

- 5.1 The size of agricultural unit is 2.44 hectares of which 291 hectares is available grazing land with a further 32 hectares of arable land.
- 5.2 It is predominantly a dairy unit with:
- Dairy Cows - 650
 - Dairy Heifers 0 - 3 months - 51
 - Dairy Heifers 3 - 6 months - 60
 - Dairy Heifers 6 - 9 months - 31
 - Dairy Heifers 9 - 12 months - 26
 - Dairy Heifers 12 - 15 months - 42
 - Dairy Heifers 15+ months PD+ - 91
 - Dairy Heifers 15+ months PD- - 122
 - Beef 0 - 3 months - 61
 - Beef 3 - 6 months - 23
 - Beef 6+ months - 58
 - Stock bulls - 20
- 5.3 The existing buildings are fully occupied for agricultural purposes and comprise indoor housing and the main dairy unit itself.
- 5.4 On 1 September 2021, the roofing over the manure store was awarded a Countryside Stewardship Capital Grant and is valid until 31 August 2023.
- 5.5 The aim of the Capital Grant is to reduce losses of water pollutants and ammonia thereby improving water and air quality in areas targeted for the reduction of water pollution from agriculture and, for Mid-Tier applications, with the written support of a Catchment Sensitive Farming Officer.
- 5.6 The installation of a roof over the manure store is designed to prevent rainfall increasing the volumes of contaminated water that require management and treatment within sprayer wash-down areas, manure storage areas, livestock gathering areas, slurry and silage stores.
- 5.7 The proposed roof over the manure store is required to support the existing farm unit and the applicant has entered into an Agreement with DEFRA that it will be for no other use. The grant cannot be used to cover a livestock housing unit.

5.8 The grant specifications comprise:

- Building a roof structure impermeable to rainwater and include guttering and drains to direct all roof water away from the wash-down area, livestock gathering area, manure store, slurry or silage store into a clean water drain.
- Drainage works must comply with any building and local authority requirements.
- The works must comply with relevant British Standards (BS). It is your responsibility to examine

5.9 The roof is to be built over the existing manure heap which lies directly opposite (north of) the main run of farm buildings. The site forms part of the existing operational farmyard.

5.10 The Capital Grant Scheme offers the potential to be proactive at Grange Farm, Staintondale and bringing this new facility (roof over the manure store) will enable the farm to comply with changing legislation and associated guidance.

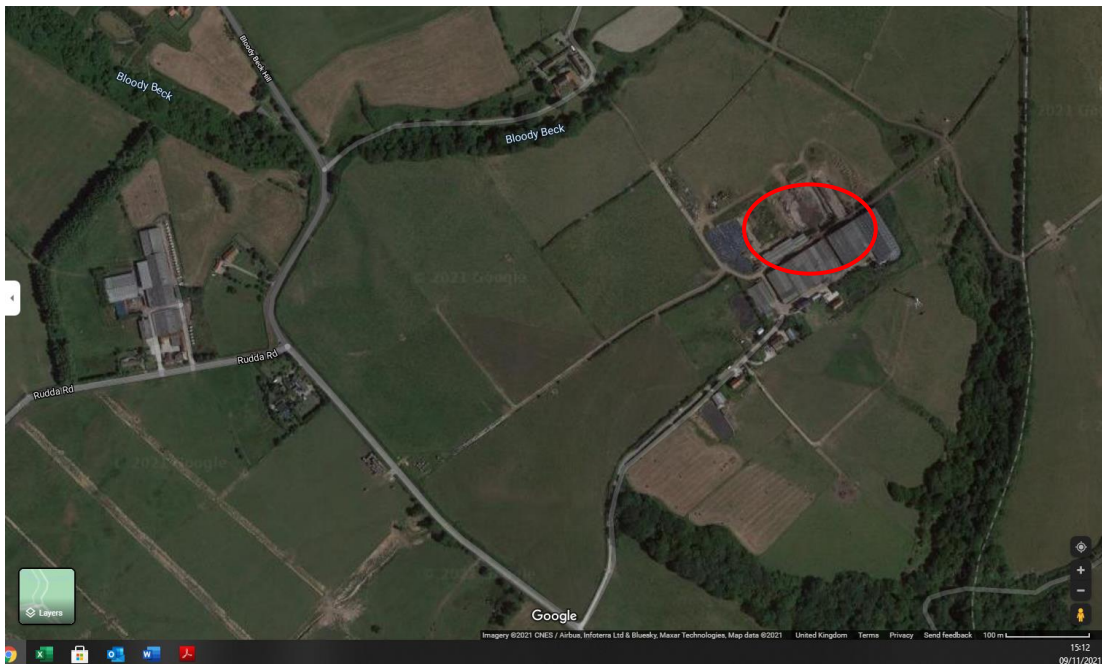


Fig 1. – Grange Farm, Staintondale. Source: <https://www.google.co.uk/maps/place/Grange+Farm/@54.382654,-0.487184,820m/data=!3m1!1e3!4m5!3m4!1s0x487f394df2980a0b:0x9a78b4f9f8f9a953!8m2!3d54.3441813!4d-0.5116235> – for illustrative purposes only as at 08 October 2021.

6.0 The Proposal

- 6.1 The application seeks prior notification under Part 6 of the GPDO 2015 where 'siting and design' are to be discussed by this procedure.
- 6.2 The roof structure 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 This notification seeks prior approval for roofing over the manure store to improve water and air quality in the local area and prevent water run-off from the site.

Location

- 6.4 The building is to be sited on an area to the north of the farm buildings within an operational area of the farmyard. The ridge of the proposed building will run in an east/west direction against the adjacent buildings (north/south).
- 6.5 Public rights of way skirt the farm to the east and west but do not run into the farmyard. They continue in north and southerly directions away from the farm. The proposed building will not obstruct a PROW. As shown on NYCCs public rights of way map below at Fig 2 - vegetation close to the notification site provides reasonable screening. Where views of the proposed roof are possible, the structure is to be seen against a backdrop of existing farm buildings which are to be retained.

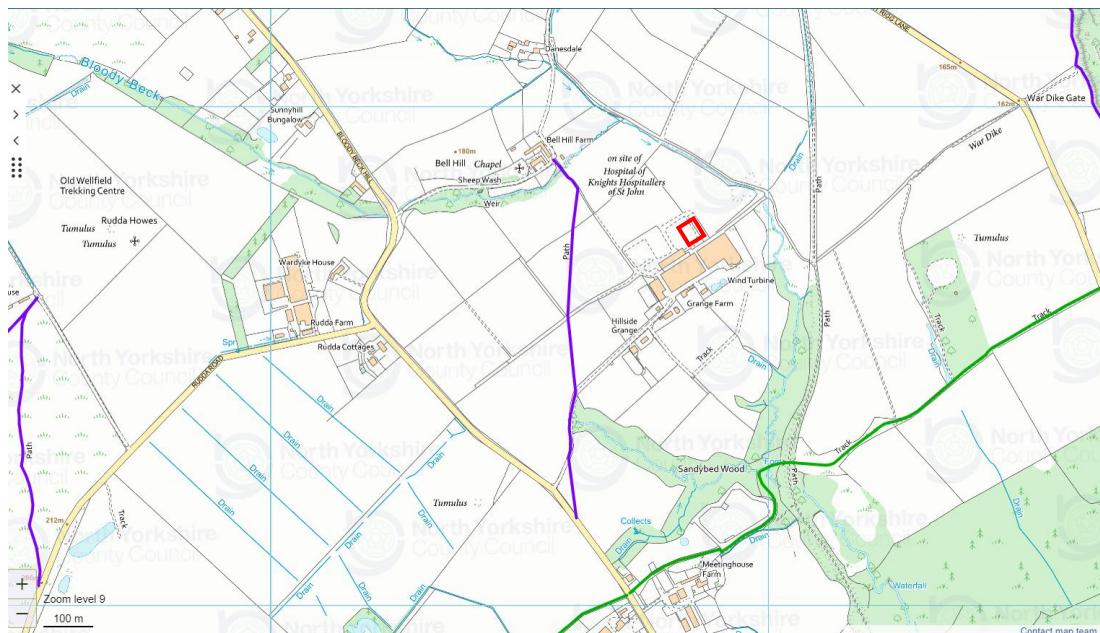


Fig 2. – Public rights of way map. Source: https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=Out_and_About – for illustrative purposes only at 08 Oct 2021.

The Roof/Structure

- 6.6 The structure is to be located behind a modern range of buildings and is not physically attached to any other building (illustrated on the proposed Block Plan **Dwg No. D12150-02 B**).
- 6.7 The roof/structure measures 18 metres long and 24 metres wide; with a height to the eaves of 5 metres and a height to the ridge of 7.9 metres.
- 6.8 The proposal is to be constructed in part from Yorkshire boarding and concrete panels (3 m), with access doors incorporated in the south and north gable elevations for through access. A fibre cement sheet roof is proposed in dark grey 'anthracite' with clear translucent roof sheets to minimise energy usage.
- 6.9 The structure will operate a low carbon footprint and requires no energy usage.
- 6.10 The orientation of the roof means that access via the end gables by large machinery is possible especially for trailers tipping and loading manure. Furthermore, it means that the functionality between the proposed structure and the existing buildings, where there is already a roadway in place, is always possible – see image below.



Fig 3. – Roof structure to be positioned in front of existing trees indicated by red line.



Fig 4. – Site of manure store and proposed roof/structure over.



Fig 5. – Proposed site for roof structure.

Siting

- 6.11 The location of the structure is intrinsic to the improvement needs of this specific farm unit and will be sited directly over the existing manure store in the farmyard. The proposed site which is adjacent to the existing buildings is deemed to be a suitable location. Other sites have been discounted for the following reasons:
- It is where the existing manure heap is built into the farmyard with supporting walls.
 - Siting the structure anywhere else on the farm could be more visible in the landscape.
 - Locating the structure elsewhere has the potential to cause a conflict of functionality and movement between existing and new buildings.
 - The structure would not be as readily accessible to the farmer who operates and knows the site.

Design

- 6.12 The structure is purposely and respectfully designed for the purposes of agriculture within the unit.
- 6.13 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.
- 6.14 The materials are partly chosen because they are appropriate for the climate and will weather well over time.
- 6.15 The roof structure uses traditional materials as recommended by **Part 5 of the Design Guide** and are considered visually appropriate for the locality.

Landscaping

- 6.16 Landscaping is not considered to be wholly necessary in this instance due to the position of the structure which runs along the back edge of the existing buildings on the north side of the farm. Existing areas of vegetation have been planted by the applicant and are becoming well established and will remain on the site and are not proposed for removal. They add some visual relief and softening to the edges of the farm to compensate for any landscape impact as previously require by the LPA.
- 6.17 The sites topography, natural vegetation and existing buildings provide a crucial landscape backdrop to the farm. Together with the setback nature of the steading from the Staintondale road the proposed development would be seen in context with the main farm stead.

7.0 Planning Policy Context

- 7.1 The latest advice from the Planning Inspectorate is that Development Plan policies may be relevant in prior approval cases but only insofar as they relate to the matters under consideration i.e. siting and design.
- 7.2 The development plan contains material that is of relevance to the planning judgement of to be made. Consequently, these considerations are set out in the planning policies (below) as a form of evidence in relation to the prior approval matters.

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

- 7.13 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.
- 7.14 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.
- 7.15 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.
- 7.16 An overall summary of national and local planning policies which provide guidance (only for this type of application) and are relevant to the case are summarised in the table below:

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	

Continued ...

NYM Local Plan (2020)	<p>Strategic Policy A – Achieving National Park Purposes and Sustainable Development.</p> <p>Strategic Policy B – The Spatial Strategy.</p> <p>Strategic Policy C – Quality and Design of Development.</p> <p>Policy ENV2 – Tranquillity</p> <p>Policy ENV3 – Dark Night Skies</p> <p>Policy BL5 – Agricultural development.</p>
	<p>Part 1: General Principles (2008).</p> <p>Part 5: New Agricultural Buildings (2013).</p>

Table 1. – Planning policy and guidance.

Supplementary Planning Documents

- 7.12 **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 structure at Grange Farm and has been designed predominantly subject to the operational requirements of the farm unit as specified by a Countryside Stewardship Agreement to prevent rainfall increasing the volumes of contaminated water that require management and treatment within manure storage areas.
- 8.2 Early consideration of the landscape context has been taken into consideration and addressed as part of the prior notification. The aim is that the siting and design of the structure 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 structure on the unit 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.
- 8.4 The building uses appropriate materials to assist in softening its appearance in the wider landscape and helps to link the structure with existing buildings.

9.0 Conclusion

- 9.1 The proposal takes advantage of the fact the land on which the structure is to be sited is on the edge of the farmyard within the operational area which has good access. It uses existing landscape features to assist with integrating the new structure within 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 the spirit of **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 farm operations and storage requirements. The knock-on effect is the continued viability of Grange Farm in the long term future.
- 9.4 In a wider context it is demonstrated that building a roof structure impermeable to rainwater and includes guttering and drains to direct all roof water away from the manure store into a clean water drain is publicly and environmentally beneficial. As such it is a development that 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.

Up to date photographs



Fig 6. – View from the north looking back towards Grange Farm, Staintondale.



Fig 7. – Zoomed in view from Staintondale Road.



Fig 8. – Existing well established vegetation in the landscape.

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.

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Our services include:

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 - 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

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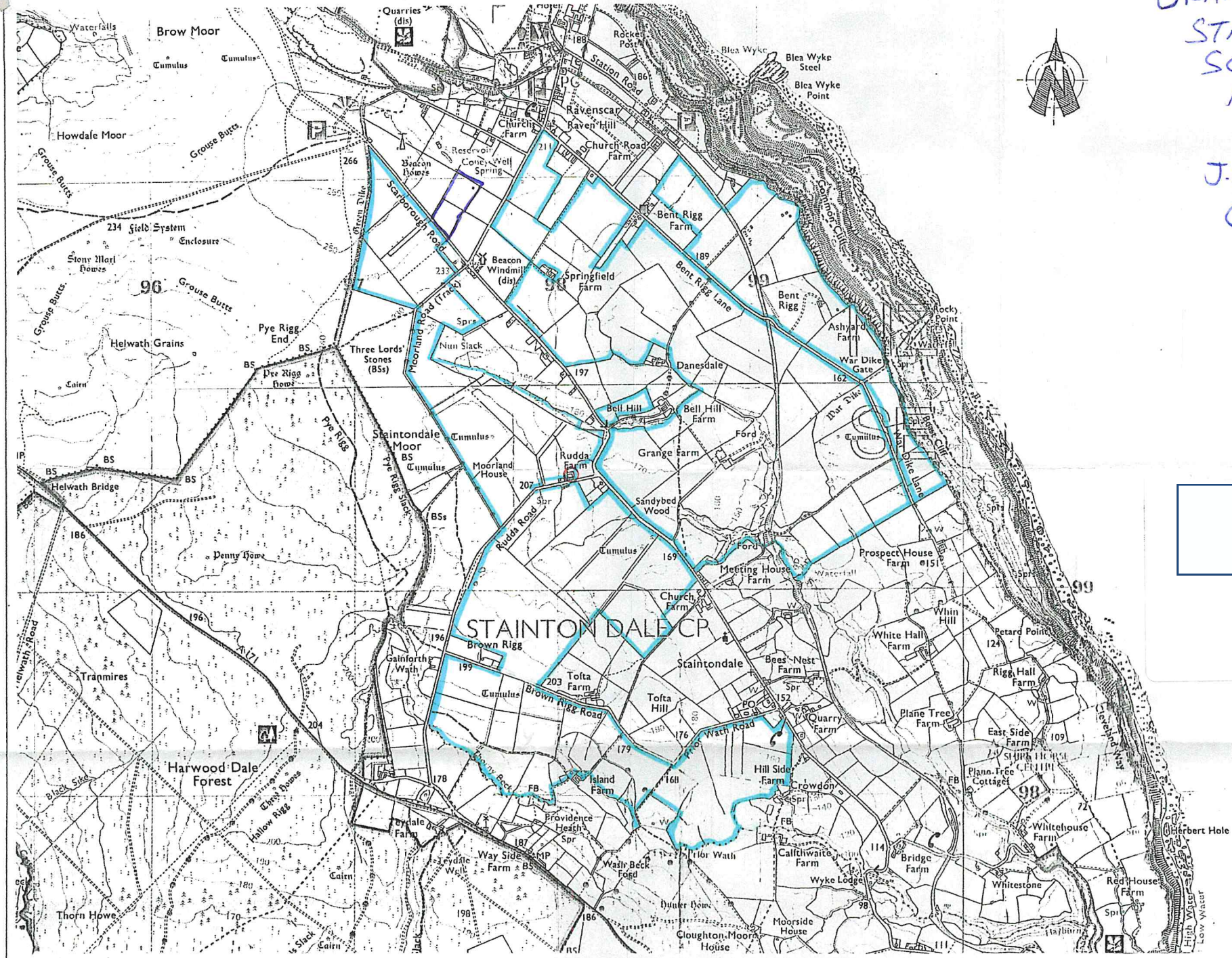
W: www.cherylwardplanning.co.uk

GRANGE FARM
STAINTONDALE
SCARBOROUGH
NORTH YORKSH
YO13 0EW
J.E.+M.P. ELSE
05701



 AREA OF LAND OWNED /
CONTROLLED BY
MR. MATTHEW ELSE

NYMNP
12/11/2021



Countryside Stewardship Agreement Document



NYMNPA

12/11/2021

Agreement Name: Manure store roof

Agreement Document Type: CS Capital Grants

Agreement Number: 1124994

Agreement Start Date: 01/09/2021

Agreement End Date: 31/08/2023

SBI: 106618227

Agreement Holder: J E & M P ELSE

Address:

Post code: YO13 0EN

Introduction

This is the Countryside Stewardship CS Capital Grants Agreement Document. It sets out the Agreement Holder specific details for a Countryside Stewardship Agreement. The Agreement Document should be read in conjunction with the:

- Countryside Stewardship Terms and Conditions;
and
- The supporting documents specified in this Agreement Document,

which together form the Countryside Stewardship Agreement.

All elements and details in this Agreement Document are binding on the Agreement Holder, save where they are expressly stated to be "not binding".

Agreement objectives

(not binding)

To restore traditional field boundaries to help benefit wildlife and landscapes; to reduce losses of water pollutants and ammonia, improving water and air quality in the local area.

All conditions detailed on your CSF Officer Approval Form are binding and must be followed.

RP28 NGR SE 98869 99741 Parcel No. SE 9899 8369 322.5 M2 Location of capital item to reflect plans submitted in request. In combination with the installation of this capital item, the applicant must re-engineer the existing structure of the manure store to be compliant with SSAFO regulations. This includes ensuring the containment and proper management of all effluents/liquids arising from this store and the prevention of any losses to surrounding land.

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1. Parties to the agreement

The Agreement is between:

J E & M P ELSE, of , YO13 0EN (the "**Agreement Holder**");

and Rural Payments Agency, PO Box 324, Worksop, S95 1DF (the "**Authority**").

2. Agreement Land

The "**Agreement Land**" comprises the following parcels:

Parcel Name	Parcel Number	Total Parcel Area
	SE9899 8369	2.4421 ha

The Agreement Map(s) also identify the Agreement Land.

Please note that there are separate obligations in relation to your "Holding" which is separately defined in the Countryside Stewardship Terms and Conditions.

3. Agreement Period

The Agreement will commence on the Agreement Start Date and end on the Agreement End Date, subject to the provisions for early termination set out in the Countryside Stewardship Terms and Conditions.

Agreement Start Date: 01/09/2021

Agreement End Date: 31/08/2023

3.1 Total Value for the Duration of Agreement

The following table sets out the anticipated total payments which, subject to the Agreement Holder's compliance with the Agreement, will be paid to the Agreement Holder.

Please note that these figures are correct as at the Agreement Start Date and may vary as a result of the processes set out in the Countryside Stewardship Terms and Conditions and/or the Countryside Stewardship Manual. Examples of where the figures may change include amendments to change the size of a parcel and adjustments to a payment rate to eliminate greening double funding.

These figures are being provided to assist the Agreement Holder to determine what publicity obligations will apply to them. For further details on publicity obligations, please see the Countryside Stewardship Manual.

Agreement Total
£19,964.00

4. Summary of Capital Items

The following is a summary of the Capital Items which the Agreement Holder is required to deliver under the Agreement:

Parcel name	Parcel Number	Item Code	Item Title	Length/Unit Number	Payment Rate
	SE9899 8369	RP28	Roofing (sprayer washdown area, manure storage area, ...)	0.0322 ha	£ 620,000.00 /ha

5. Schedule of Completion Dates and Grant Payment Rates for Capital Items

The following table provides further detail regarding the Capital Items the Agreement Holder is required to deliver under the Agreement

The Capital Items must be completed by the relevant "Completion Date" and the relevant Grant must be claimed by the relevant "Claim By" date. The Grant paid will be based on the value included in the Payment Claim, but will not exceed the relevant "Max. Value".

Please refer the Countryside Stewardship Manual, claim form and associated instructions for details of the minimum claim value and what constitutes a valid capital claim.

Parcel name	Parcel Number	Item Code	Length/ Unit Number	Payment Rate	Max. Value	Completion Date	Claim By
	SE9899 8369	RP28	0.0322 ha	£ 620,000.00/ha	£ 19,964.00	31/08/2023	30/11/2023
Total					£ 19,964.00		

Certain Capital Items must be maintained for a minimum duration. Further details are set out in the Countryside Stewardship Manual.

It is the Agreement Holder's intention to complete the following Capital Items in the first year of the Agreement, however this requirement is not binding. The binding requirements relating to these Capital Items are set out in the table above.

6. Eligibility Requirements and Specifications for Capital Items

The following tables set out the detailed requirements which the Agreement Holder must comply with. Please note, however, that the “Aim” in each table is not binding. The location(s) of the Capital Item(s) are identified on the Agreement Map(s).

Soil and Water

Item Code	RP28	Roofing (sprayer washdown area, manure storage area, ...)
Aim (not binding)	To prevent rainfall increasing the volumes of contaminated water that require management and treatment within sprayer wash-down areas, manure storage areas, livestock gathering areas, slurry and silage stores.	
Eligibility Requirements		
E1	This option is available for roofing over a bunded concrete pad used as a pesticide handling area only where all pesticide washings drain to a holding tank (sump) without an associated drive-over biobed.	
E2	This item can only be used in areas targeted for the reduction of water pollution from agriculture and, for Mid Tier applications, with the written support of a Catchment Sensitive Farming Officer.	
E3	This item cannot be used: To cover a livestock housing unit To cover a biobed To repair or replace existing roofing To cover concrete funded under RP15 Concrete yard renewal or concrete funded under a current Catchment Sensitive Farming agreement.	
E4	If any part of the roof supporting structure forms part of the silage or slurry store, consult the Environment Agency, obtain any necessary consents, and submit a copy of their advice, together with any consents, with your claim.	
E5	Check with your Local Planning Authority whether planning consent is needed and submit a copy of their advice, together with a copy of any consent, with your claim.	
Specifications		
S1	Build a roof structure impermeable to rainwater and include guttering and drains to direct all roof water away from the wash-down area, livestock gathering area, manure store, slurry or silage store into a clean water drain.	
S2	Drainage works must comply with any building and local authority requirements.	
S3	The works must comply with relevant British Standards (BS). It is your responsibility to examine copies of the relevant standards and use the most up to date version.	

7. Grazing Management

For further details on this obligation, please see the Countryside Stewardship Manual.

The relevant limits are:

N/A Livestock Unit/hectare for Severely Disadvantaged Land

N/A Livestock Units/hectare for Non Severely Disadvantaged Land

8. Supporting Documents

The following table provides a non-exhaustive list of some of the key supporting documents relevant to the Agreement. Details of the Agreement Holder's obligations in relation to these documents and further information about the documents is set out in the Countryside Stewardship Manual.

Please note that whilst some of the consents, permissions and authorisations required for the Agreement are listed here, it is the Agreement Holder's responsibility to make sure that it obtains, maintains and complies with any permits, licences, permissions, consents, approvals, certificates and authorisations (whether statutory or otherwise) which are required for the performance of its obligations under the Agreement.

Document Title
Agreement Map(s)

Parcel details

J E & M P ELSE

This is a summary of the land parcel information Rural Payments currently holds for this land.

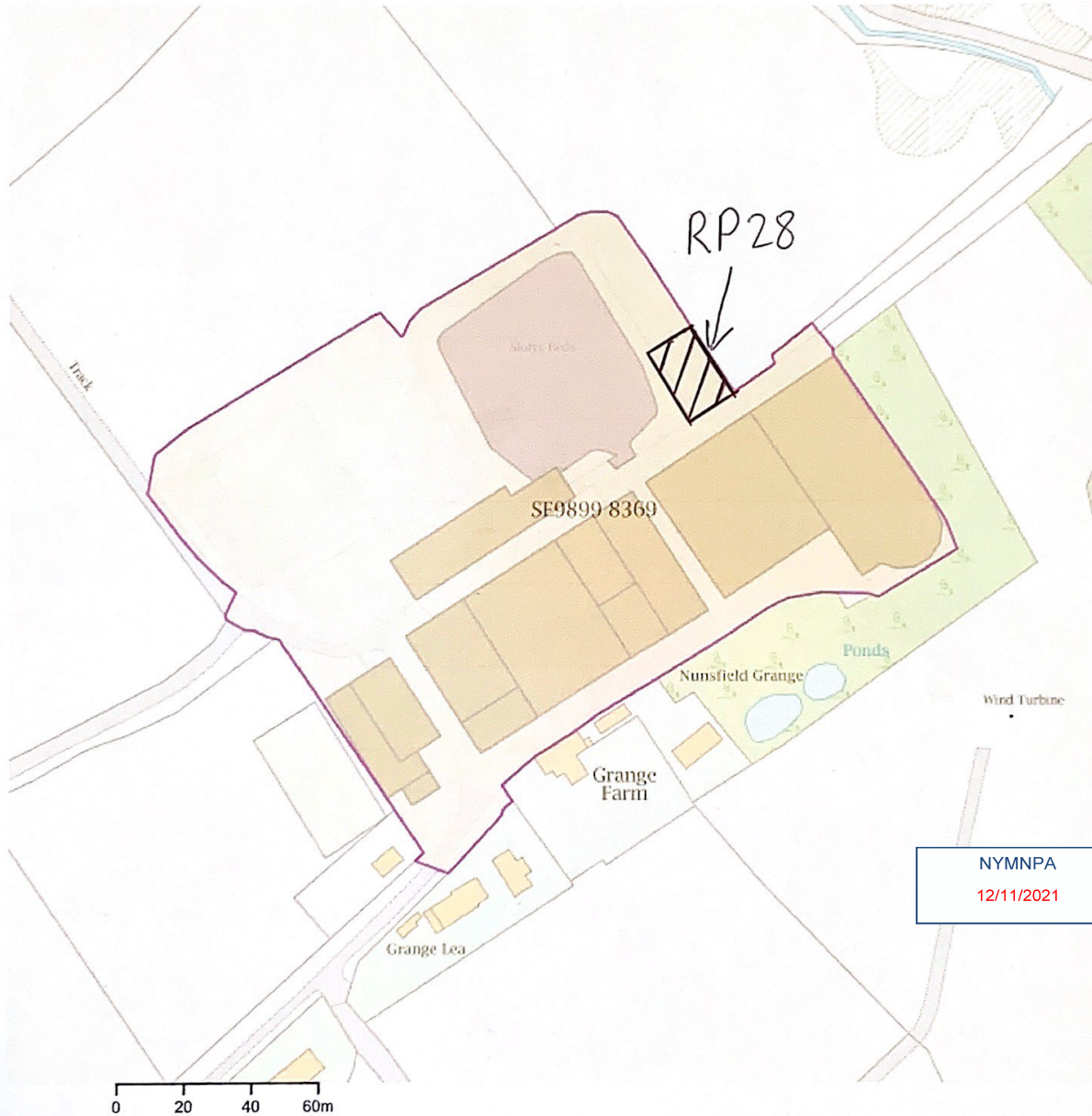
SBI 106618227

1 of 1
30/4/21
Manure score
MATHEW ELSE

Parcel ID: SE9899 8369

Summary

BPS eligible area (ha)	0
Total area (ha)	2.44



NYMNPA
12/11/2021