

DESIGN AND ACCESS STATEMENT

J S W Cook
Burgate Farm
Harwood Dale
Scarborough
YO13 0DS



28th June 2022

This design and access statement has been prepared for Mr J Cook, for the erection of an agricultural building for the purpose of housing livestock. The proposed building is to be used for calving and rearing. The current calving yard is now too small for the number of cows that are calving, where as the proposed building will provide higher and efficient health and welfare to the cows and calves as the building will be of a modern design. The current calving yard will turn in to a storage building for such as feed and machinery. The livestock will be housed on a dry muck system of which is spread on to surrounding agricultural land which acts as a natural fertiliser. The proposed building will be a total area of 637.57 square metres (see attached elevation drawings).

The building has been designed specifically for agriculture with design and materials being used that are sympathetic to the rest of the farms complex, resulting in no significant impact to the surrounding area. The structure will be a steel portal frame, juniper green box profile vented sheets for cladding which will provide more ventilation throughout the building in aid of the cattle. There will be pre-cast concrete panels around the building apart from the east elevation which will be open. The roof will be fibre cement sheeting (to match existing building) along with roof lights as this allows for natural lighting and keeps condensation to a minimum. The building will have no adverse effect on the wildlife value or natural environment surrounding.

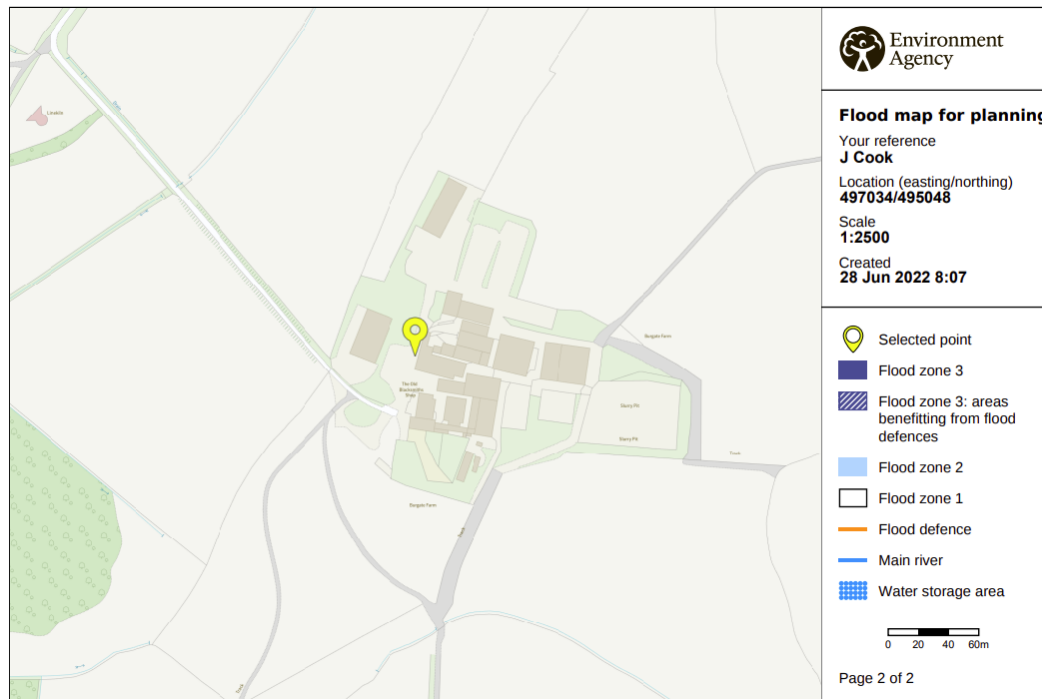
Access

Burgate Farm is located South East of Harwood Dale. Access to the proposed building will remain the same as existing which is via a single track lane which passes by another property as well as Burgate Farm, so no changes will be required. The proposed building won't have a detrimental impact on the safety of pedestrians and/or other road users.



Flood Risk Assessment

Manor House has been identified as an area with a low probability of flooding (Zone 1). This information has been found on the Environment Agency site, flood map for planning.



Planning Policy Considerations

National Planning Policy Framework, February 2019.

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 80 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

Paragraph 83 supports economic growth and development of agricultural businesses:

- a) The sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed new buildings



- b) The development and diversification of agricultural and other land-based rural businesses
- c) Sustainable rural tourism and leisure developments which respect the character of the countryside
- d) 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 workshop.

