

PLANNING SUPPORTING STATEMENT

At: Grange Farm,
Staintondale

NYMNPA

28/02/2023

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 formal planning application for a new agricultural building (straw shed) (no livestock) at Grange Farm, Staintondale, Scarborough, YO13 0EN.
- 1.2 This is a full planning application under The Town and Country Planning Act 1990 (as amended).
- 1.3 The supporting agricultural information (contained within the Statement) and accompanying plans 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 National Park Purposes and Duty

- 2.1 The North York Moors National Park was formally designated in 1952 under the National Parks and Access to the Countryside Act 1949. The two key purposes are to:
 1. **Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.**
 2. **Promote opportunities for the understanding and enjoyment of the special qualities of the National Park.**
 3. **Whilst achieving the above, seek to foster the economic and social wellbeing of local communities.**
- 2.2 In addition, The English National Parks and Broads Circular 2010 provides useful guidance on National Parks in general terms. This circular was produced by the Department for the Environment, Food and Rural Affairs (DEFRA) and sets out the government's vision for National Parks. The most relevant section is Section 4 covering National Park statutory purposes, climate change, securing a diverse and healthy natural environment and maintaining vibrant, healthy and productive living and working communities.

3.0 Purpose of Statement and Planning History

3.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying application. Predominantly, its aim is to assist those assessing the details relating to siting, design and external appearance (amongst others).

3.2 A search of the NYM National Park's online search facility has revealed the site history for the last 6 years together with new buildings within the last 2 years under the prior notification system

NYM/2021/0912/AGRP – Prior notification for erection of muck store building under Part 6 Schedule 2 of the 2015 Town and Country Planning (General Permitted Development) Order (or any order revoking and re-enacting that Order) at Grange Farm, Staintondale – No objection raised.

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 Hinterland' landscape character type (LCT4). This LCT forms the transition between the coast and the higher land (including moorland) inland. It has strong physical, cultural and visual connections with the coast, and is largely within the North Yorkshire and Cleveland Heritage Coast. It comprises a gently rolling patchwork of farmland, interspersed with steep wooded valleys which run towards the sea. The landscape is locally influenced by from moorland, forestry, estates and industry, as well as the coast.
- 4.4 It is confirmed that this landscape character type is dominated by farming and field patterns. Arable fields are interspersed with patches of pasture and woodland and divided by hedgerows or stone walls. The fields, with their different crops, create a patchwork effect. Centuries of farming have removed much of the visible evidence of prehistoric features, but there are still clusters of barrows, cairnfields and dykes within the LCT, particularly on higher land which has not been ploughed.
- 4.5 The land immediately surrounding Grange Farm is 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.
- 4.6 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.
- 4.7 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.
- 4.8 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.

- 4.9 Like most business enterprises in the Moors the farm relies on low input costs and high sale prices produced from good quality produce.
- 4.10 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 NY Moors with a high level of building conformity to the building materials used and these are viewed in context with the overall site.
- 4.11 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 Rather than house straw outside, the farms aim is to continue to reduce losses of water pollutants and improve water and air quality around the site. Grange Farm falls within an area targeted for the reduction of water pollution from agriculture.

- 5.5 The installation of a building for accommodating straw will assist in meeting Natural England's (NE) objectives for the area.
- 5.6 The proposed building is therefore required to support the existing farm unit.
- 5.7 The building specifications comprise:
- A building impermeable to rainwater and includes guttering and drains to direct all roof water away from other wash-down areas, livestock gathering areas, 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).
- 5.8 The building is to be constructed adjacent to the recently constructed structure forming a roof over of the manure heap (referenced in Section 3 above). The site lies directly opposite (north of) the main run of farm buildings in part of the existing operational farmyard.
- 5.9 The applicant continues to be proactive at Grange Farm, Staintondale and bringing this new facility (straw building) will enable the farm to comply with changing legislation and associated guidance.

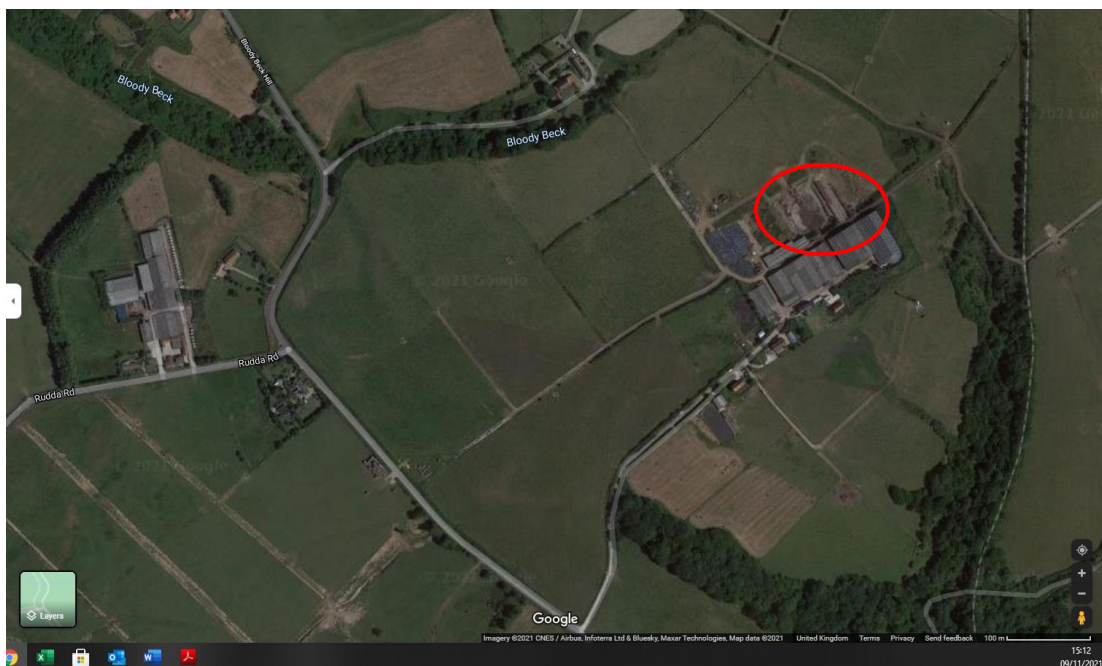


Fig 1. – Grange Farm, Staintondale. Source: <https://www.google.co.uk/maps/place/Grange+Farm/@54.382654,-0.487184,820m/data=!3m1!1e3!4m5!3m4!1s0x487f394df2980a0b:0x9a78b4f9f8f9a953!8m2!3d54.3441813!4d-0.5116235> – for illustrative purposes only as at 08 October 2021.

6.0 The Proposal

- 6.1 The application seeks full planning permission for a building for straw storage.
- 6.2 The 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 In addition, the building will assist with improving water and air quality in the local area and assist with 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 on an operational area of the farmyard. The ridge of the proposed building will run in a north/south direction to match the buildings opposite.
- 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 building are possible, they are seen against a backdrop of existing farm buildings which are to be retained.

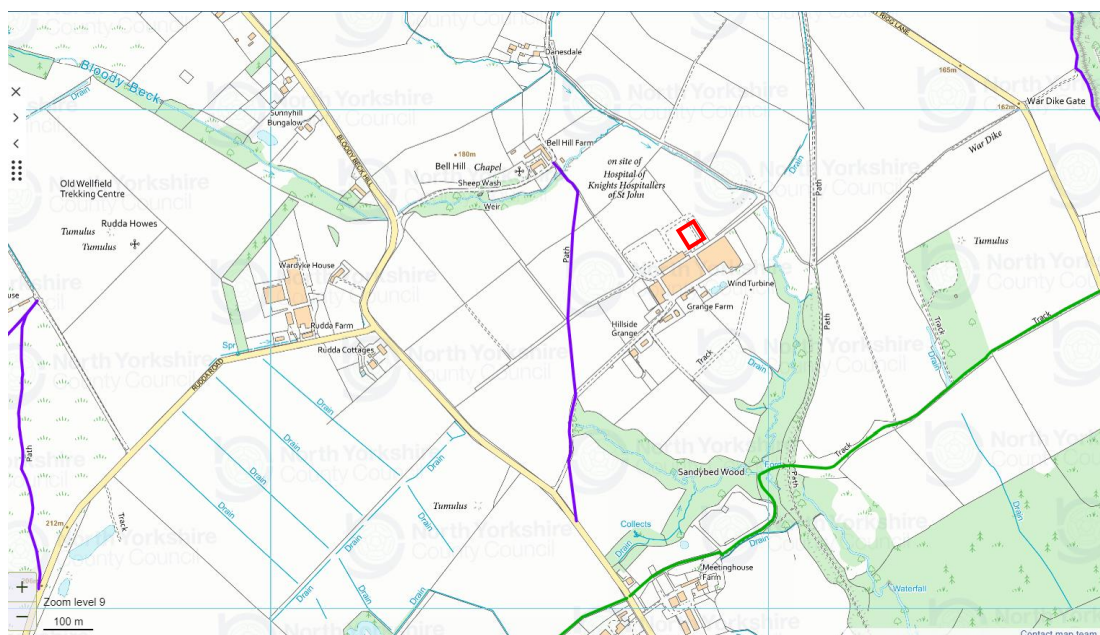


Fig 2. – Public rights of way map. Source:
https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=Out_and_About – for illustrative purposes only at 08 Oct 2021.

Straw building

- 6.6 The building is to be located behind a modern range of buildings and will physically butt up to an existing structure (recently permitted to protect the muck heap) (illustrated on the proposed Block Plan **Dwg No. D12312-02 A**).
- 6.7 Similarly, to the building it will butt up to, it measures 18 metres long and 24 metres wide; with a height to the eaves of 5 metres and a height to the ridge of 7.5 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 for stacking straw bales. 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. – Building to be positioned to the RHS.

Continued ...



Fig 4. – Site of building proposed on opposite side of concrete panels.

Siting

- 6.11 The location of the structure is intrinsic to the improvement needs of this specific farm unit and will be sited in the operational area of the farmyard. The proposed site which is adjacent to the existing buildings is deemed to be a suitable location.

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 building 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.
- 6.17 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 visual relief and softening to the edges of the farm to compensate for any landscape impact as previously required by the LPA.
- 6.18 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

Legislative Context

Planning and Compulsory Purchase Act 2004

- 7.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 7.2 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.
- 7.3 Under Section 70 of the 1990 Act and Section 38 (6) of the 2004 Act, planning law requires the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2021)

- 7.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 7.5 The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 7.6 The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant statutory requirements.
- 7.7 The NPPF states at paragraph 7 that 'at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.
- 7.8 Paragraph 8 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

7.9 Paragraph 176 is highly relevant in that it is confirmed 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. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

7.10 In addition to the above, paragraph 177 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.

Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

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

7.11 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.

7.12 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.

7.13 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.

7.14 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:

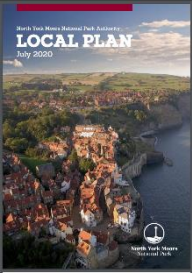

DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2019)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 83, 84, 127, 172
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019).
Local Development Plan in force	
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

- 7.15 **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, to accommodate straw at Grange Farm and has been designed predominantly subject to the operational requirements of the farm unit and will assist in preventing rainfall increasing the volumes of contaminated water that require management and treatment within storage areas.
- 8.2 Early consideration of the landscape context has been taken into consideration and addressed as part of the formal application process. 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 building 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 additional facility will continue to 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 to accommodate straw storage 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

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 - 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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