

NYMNP

19/02/2024

12th February 2023

North York Moors National Park
Planning & Development Control

Harrison Pick Ltd
Planning Consultants

STATEMENT OF AGRICULTURAL NEED

ERECTION OF A GENERAL-PURPOSE AGRICULTURAL STORAGE BUILDING

Dear Sir or Madam,

Please find enclosed an agricultural prior notification for a proposed general purpose agricultural storage building.

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

This report has been prepared by Sam Harrison of Harrison Pick Ltd. Sam is a Chartered Planner and a Member of the Royal Town Planning Institute (MRTPI). He benefits from 12 years of experience having served with Ian Pick Associates Ltd and currently with Harrison Pick Ltd, with a primary focus on agricultural and rural development.

The applicants have recently acquired and farm the 22-acre parcel of land and are proposing to erect an associated secure, general purpose agricultural storage building.

The building will primarily be used for agricultural storage. The existing storage arrangements extend to the siting of a temporary storage container on an area of

existing hardstanding, as per the photograph below.



Photograph 1 - Existing storage container and hardstanding storage area

The applicant's farm the land for the grazing of stock (sheep and cattle), whilst also harvesting hay each year. There are also associated woodland activities, such as maintenance and logging.

The farming and maintenance/upkeep of the land entails a necessity for a myriad of tools and agricultural machinery, all of which requires associated dedicated storage.

For the best part, the unit would be specifically used for the secure storage of agricultural machinery, which is otherwise stored within the temporary container, or is left outdoors, unsecure, and open to poor weather.

The applicants are also aware of a recent spike in reported localised theft on similar farm holdings, therefore a purpose-built secure storage facility for both machinery and hay is all the more essential. Photographs demonstrating the existing land uses can be seen below:



Photograph 2 - existing site area and associated machinery



Photograph 3 - existing site area and associated machinery



Photograph 4 – existing land used for grazing and logging

From a visual and landscape impact perspective, we would contend that the building is of a relatively modest size, which is commensurate to the existing size of the holding and the associated land use. The building will be of a generic agricultural and rural appearance, utilising judicious materials that aid in limiting and mitigating any theoretical harm. Buildings of this ilk are not uncommon within the surrounding landscape and should not be construed as unusual or alien.

It is noted that a building of a similar design, use and appearance can be seen directly opposite the proposed site, a photograph of which can be seen below.



Photograph 5 – existing building adjacent to the application site

Having reviewed the permitted development rights under the Town and County Planning (General Permitted Development) (England) Order 2015, we believe the works accord with Part 6 Class A and would respectfully suggest that prior-approval should not be required in this instance.

The building will be used solely for agricultural purposes, specifically for the day-to-day operations pertaining to the adjoining 9 hectare holding. The agricultural enterprise extends to the harvesting of hay, the growing of root vegetables, the grazing of livestock (sheep and cattle), and the maintenance of the surrounding woodland, hedgerows and trees. The building will provide a storage area for equipment, machinery and produce pertaining to these operations.

The building is demonstrably necessary for the purposes of agriculture.

Should you require further details, please do not hesitate to contact us.

Kind Regards,

Sam Harrison MRTPI

Chartered Planner

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