

Cundalls

NYMNP

19/03/2024

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DESIGN AND ACCESS STATEMENT

GENERAL PURPOSE AGRICULTURAL BUILDING

AT

Land at Holly Farm,
Suffield,
Scarborough,
North Yorkshire,
YO13 0BJ

APPLICANT: JE LOCKEY & SON

March 2024

APPLICATION DETAILS

Applicant:	Mr P and Mrs B Lockey of JE Lockey and Son
Applicants Address:	Suffield Farm, Suffield, Scarborough, North Yorkshire
Applicants Agent:	William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors
Agents Address:	Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP
Site Address:	Land at Holly Farm, Suffield
Application Title:	General purposed agricultural building on land at Holly Farm
Application Type:	Agricultural Notification
Application Date:	February 2024
Location:	SE98719071. Easting = 498719 Northing = 490717 Suffield, Scarborough
Proposed Use:	Agriculture
Reason for Proposal:	Essential need for undercover storage of Machinery, Farm Produce, Straw, Hay, feed and Fertiliser at the location
Parking:	Vehicle and pedestrian access to the new building will be via private access track with access off Suffield Hill Road
Size:	Overall area of the proposed extension is 334 square meters
Dimensions:	building dimensions: <ul style="list-style-type: none">• North elevation = 13.72m• South elevation = 13.72m• West elevation = 24.38m• East elevation = 24.38m

INTRODUCTION

This planning application seeks planning approval for a new agricultural building on farm land to the south of Northfield Farm, Suffield and Known as land at Holly Farm, Suffield Hill Road, Suffield to provide further undercover storage space for farm produce, machinery and straw at the proposed site. The building will be constructed of materials customary to the area and has been specifically designed to sit comfortably within the yard at the site.

AMOUNT

The amount of the development is the erection of an agricultural building. The proposed building extends to:

- North elevation = 13.72m
- South elevation = 13.72m
- West elevation = 24.38m
- East elevation = 24.38m
- 7.2m ridge height and 5.49m eaves height

USE

The building will be used to store farm produce, machinery and bedding straw at the proposed location to support the overall JE Lockley and Son agricultural business.

LAYOUT

The building will provide much needed standard agricultural storage and has no material adverse effect upon existing amenities or surrounding properties. The building will have no adverse effect on the wildlife value or natural environment surrounding.

The location of the proposed building has been chosen for its close proximity to the existing agricultural building and other structures at the site to provide natural, existing screening for the proposed new building.

SCALE

The building will be a single-story unit of 334 square meters. The building has been specifically designed to mirror other steel portal framed buildings within the area.

LANDSCAPING

The development will have no affect whatsoever on existing hedgerows or shrubs lying adjacent to the proposed site.

APPEARANCE

The external appearance of the building is steel portal with a dark grey fiber cement roof. The North and west elevations will be clad with natural stone walls to 1.2m high with juniper green tin cladding sheets above to eaves height. The south and east elevations will be mostly open sided for access with some steel gates for added security.

VEHICLE ACCESS

The proposed vehicle access will be via the existing agricultural access track with direct access of Suffield Hill Road. This will not have a detrimental impact on the safety of pedestrians and/or other road users or the free flow of traffic upon the highway network as it is a private roadway.

EXISTING BUILDING DETAILS

List Main Existing Agricultural Buildings	Approximate Dimensions (in metres)	Existing Usage/Notice
1. SUFFIELD FARM	18.3m x 48.7m	PIG HOUSING
2. SUFFIELD FARM	24m x 32m	1
3. SUFFIELD FARM	15.2m x 24.4m	GRAIN STORAGE
4. SUFFIELD FARM	15.2m x 24.4m	CATTLE HOUSING
5. SUFFIELD FARM	13.7m x 32m	GRAIN STORE / LAMBING SHED
6. SUFFIELD FARM	12.2m x 24.4m	MACHINERY / FEED / STRAW STORE
7. LAND AT HOLLY FARM	18.3m x 9.2m	MACHINERY / FEED / STRAW STORE

Any Other Relevant Information

Checklist and Guidance Note for Prior Notification of Agricultural Development (Buildings, Roads, Excavation/Deposit of Waste Material From Farm, Fish Tank)

SUPPORTING AGRICULTURAL INFORMATION

Supporting Agricultural Information

Applicants/Agents are encouraged to complete the tables below as this will enable the Authority to speed up the processing of the notification. The purpose of this form is to provide basic information on the farm system to help assess the need and appropriateness of an agricultural building within the National Park.

Livestock Numbers	Average Number Throughout the Year	Notes
Dairy Cows	N/A	
Suckler Cows/Heifers Over 24 Months	N/A	
Followers (6-24 months)	70 FATTENING CATTLE	
Breeding Ewes/Tups	250 BREEDING EWES	
Hoggs	450 FATTENING HOGGS/ LAMBS	
Other Livestock	1400 FATTENING PIGS	

Land	Area (Hectares)	Notes
Size of Holding	150 HA	
Available Grazing Land	30 HA	
Arable Land	120 HA	
Moorland	N/A	
Grazing Land on Short Term Tenancy	N/A	

The above will help us determine the stocking density on the farm.