

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2024/0085 The Grainary, Keasbeck Hill Farm, Harwood Dale 24/00689/EHC100  
**Date:** 10 April 2024 09:59:25

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Good morning

I have had a look at the above-mentioned planning application for the erection of general purpose agricultural building with occasional use for lambing at The Grainary, Keasbeck Hill Farm, Harwood Dale and I have had a look at the following submitted documents:

1. Application Form Date 08/02/2024
2. Plans 08/02/2024
3. Consultation response 12/03/2024
4. Design & access statement 28/03/2024

The decision was made on 28/03/2024. It does not seem as though this application requires further comments.

Regards

**Don Fundira** BSc (hons)  
Environmental Health Officer

North Yorkshire Council  
Environmental Health Services  
Town Hall  
St Nicholas Street  
Scarborough  
YO11 2HG

Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**From:**

**Subject:** Comments on NYM/2024/0085

**Date:** 24 March 2024 15:52:29

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**NYM/2024/0085, erect agricultural livestock building, The Grainary,  
Harwood Dale**

The above application has been considered by Hackness and Harwood Dale Group Parish Council and no objections are offered.

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J Marley (Mrs) CiLCA  
Clerk to Hackness and Harwood Dale Group Parish Council  
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale  
End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,  
41 Scalby Road,  
Burniston,  
Scarborough

**From:**  
**To:**  
**Cc:**  
**Subject:** NYM/2024/0085, The Grainary, Keasbeck Hill Farm, Harwood Dale  
**Date:** 20 March 2024 12:54:42

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Hi Hilary,

I have reviewed the submitted SCAIL assessment, and I'm happy with the details included. It demonstrates that the development is below the 1% threshold for impacts on nearby designated sites, and therefore can meet legislative requirements regarding the Habs Regs. The stocking density proposed should be secured as a condition of any consent. I would also recommend that guttering is provided on the new roof to prevent clean rainwater mixing with areas fouled by livestock and machinery.

Best wishes,

**Zara Hanshaw ACIEEM**

**Ecologist**

[\(she/her\)](#)

North York Moors National Park Authority  
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP

# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



<b>Application No:</b>	<b>NYM24/0085</b>
<b>Proposed Development:</b>	erection of agricultural livestock building
<b>Location:</b>	The Grainary, Keasbeck Hill Farm, Harwood Dale
<b>Applicant:</b>	The Grainary Harwood Dale Ltd

<b>CH Ref:</b>		<b>Case Officer:</b>	Kay Aitchison
<b>Area Ref:</b>	4/26/72E	<b>Tel:</b>	
<b>County Road No:</b>		<b>E-mail:</b>	

<b>To:</b>	North York Moors National Park Authority	<b>Date:</b>	21 February 2024
<b>FAO:</b>	Hilary Saunders	<b>Copies to:</b>	

There are **no local highway authority objections** to the proposed proposed new agricultural livestock building within the existing farmstead

<b>Signed:</b>  <b><i>Kay Aitchison</i></b>  For Corporate Director of Environment	<b>Issued by:</b> Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ  <b>e-mail:</b>
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**From:**

**Cc:** [Planning](#)

**Subject:** NYM/2024/0085 The Grainary, Keasbeck Hill Farm, Harwood Dale

**Date:** 19 February 2024 15:06:34

**Attachments:** [Sheep user calculated emissions template.xlsx](#)

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Hi Hilary,

This application is for a new livestock building with an impact risk zone for Castlebeck & Scar Woods SSSI, and the North York Moors SPA, SAC, SSSI. we will therefore need an air quality assessment to be undertaken to determine the potential impacts of the proposed development on the designated site. The current easiest way to complete this assessment us using the [SCAIL – agricultural portal \(ceh.ac.uk\)](#) , which is free of charge. However, sheep emissions are not automatically calculated by the model, and therefore will need to be input as user defined emissions. The attached spreadsheet shows how to calculate sheep emissions. Unless this building is required to to house an increase in stock., I recommend that two assessments are completed, one for the current lambing scenario, and one for the scenario post development; If the building is required to facilitate an increase in stock, then just one assessment is required.

I recommend that the applicant exports the results into a .csv file which can be opened in Excel, and also takes a screenshot of the inputs used and submit this too – this means if there are any issues found with the data then it is easier for us to pinpoint where this could be or replicate the assessment if necessary. A completed version of the attached spreadsheet should be submitted as well.

Best wishes,

**Zara Hanshaw ACIEEM**

**Ecologist**

[\(she/her\)](#)

North York Moors National Park Authority  
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP



**FAO: Mrs Hilary Saunders**  
Development Management  
North York Moors  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

**Your Ref:** NYM/2024/0085  
**Our Ref:** 24/00351/EHC100  
**Please ask for:** Jack Hopper

Monday 12 February 2024

Dear Sir or Madam,

**Application No:** NYM/2024/0085  
**Address:** The Grainary, Keasbeck Hill Farm, Harwood Dale  
**Proposal:** Erection of agricultural livestock building

Further to your consultation dated 8 February 2024, I have considered the information provided by the applicant and would make the following comments:

The introduction of an agricultural building housing livestock in such close proximity to existing residential properties creates a potential for amenity impacts, notably noise and odour.

Intensive livestock operations, defined as buildings and associated works both for the permanent indoor housing of pigs, poultry or cattle and the temporary housing of such livestock when a slurry system is employed, should ideally be located 800 metres from the defined development limits of any town, and 400 metres from the defined development limits of other settlements. Elsewhere, proposals may be acceptable within 400 metres of an occupied property but not nearer than 100 metres in even the most exceptional case.

National guidance PPS7 refers to all livestock units. It states that permitted development rights do not extend to buildings to be used for the accommodation of livestock or associated structures such as slurry tanks, when built within 400 metres of 'Protected Buildings' (includes most residential and other permanent buildings such as schools, offices, etc).

In determining such applications Authorities should account for the nature of livestock, its intensive nature, method of farming including storage, handling and disposal of waste as well as the topography, layout and proximity to protected buildings.

In view of the aforementioned, I have concerns that the housing of livestock set out within document 'Supporting Agricultural Information' in such proximity to existing residential properties creates a potential for amenity impacts, notably noise and odour. As such, I would recommend that the appropriate reassurances are sought from the applicant.

Yours faithfully

**Jack Hopper MSc MCIEH AMIOA**  
**Senior Environmental Health Officer**  
**Regulatory Services**