

NYMNPA

17/08/2018

**Cundalls**

15 Market Place, Malton, North Yorkshire, YO17 7LP

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# **DESIGN AND ACCESS STATEMENT**

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## **PROPOSED MANURE STORAGE BUILDING**

**AT**

Suffield Farm,  
Suffield,  
Scarborough,  
North Yorkshire,  
YO13 0BJ

**APPLICANT: JE LOCKEY & SON**

**AUGUST 2018**

## APPLICATION DETAILS

Applicant:	Mr P 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:	Suffield Farm, Suffield
Application Title:	Full planning application for a Manure Storage Building within Farmyard
Application Type:	Full Planning Application
Application Date:	August 2018
Location:	Suffield, Scarborough
Proposed Use:	Agriculture
Reason for Proposal:	Essential need for undercover storage of manure on the holding to reduce agricultural machinery travelling on farmland during winter months and to reduce damage to soils and land with poaching
Parking:	Vehicle and pedestrian access to the new building will be via the existing private access and farm yard
Foul Water:	The building will have a natural soak-away drainage system for clean water and any dirty water will remain separate and will be directed into the existing farmyard drainage system.
Size:	Overall area of the proposed extension is 446.5 square meters
Dimensions:	building dimensions: <ul style="list-style-type: none"><li>• North elevation = 18.3m</li><li>• South elevation = 18.3m</li><li>• West elevation = 24.4m</li><li>• East elevation = 24.4m</li></ul>

## **INTRODUCTION**

This planning application seeks full planning approval for the a new agricultural building within the farmstead at Suffield Farm, Suffield to provide much needed undercover storage for farmyard manure to reduce the need for travel on farmland when ground conditions are wet. The building will be constructed of materials customary to the area and has been specifically designed to sit comfortably within the farmstead at Suffield Farm.

## **AMOUNT**

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

- North elevation = 18.3m
- South elevation = 18.3m
- West elevation = 24.4m
- East elevation = 24.4m
- 8.4m ridge height and 6.1m eaves height

## **USE**

The building will be used to store farm yard manure after being removed from pig and cattle housing and will be stored in the manure storage building before being spread on the applicants own land. This not only reduces in field manure heaps across farmland but also reduces farm yard manure mixing with clean rainwater to avoid excess leaching of nitrogen from manure.

Furthermore on farm, undercover storage of manure allows livestock housing to be mucked out and cleaned throughout the winter months without the need to travel across wet farm land to not only reduce damage to soil structures but also for improved animal welfare for housed livestock.

## **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 existing cattle and pig housing to allow for reduced vehicle movements within the farmyard and allow muck to be transported from livestock housing to the manure storage building with the use of one single forklift machine instead of the need for additional tractor and trailer movements. Furthermore the buildings location will allow one pig housing building specifically to be cleaned and scrapped out directly into the proposed manure store on a daily basis which in turn reduces wet manure build up and provides a cleaner environment for pigs.

## **SCALE**

The building will be a single story unit of 446.5 square meters. The building has been specifically designed to mirror other steel portal framed buildings within the area and within the farmstead.

## **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 grey fiber cement roof. The East and south elevations will be enclosed with 2 meter high grey concrete panels with natural brown Yorkshire board style cladding above to the eaves height whereas the north and west elevations will be open sided for ease of access. The north elevation gable end will be enclosed with natural brown Yorkshire board style cladding.

## **VEHICLE ACCESS**

The proposed vehicle access will be via the existing access. 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.

## **MANURE MANAGEMENT**

A large proportion of farm yard manure produced from the holding will be stored in the proposed building until being spread on the applicants own agricultural land.

All manure will be spread on agricultural land during correct spreading and ground conditions in accordance with the applicants Farm Assurance Scheme regulations and The Basic Farm Payment Scheme Cross Compliance guidance.

### 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.

**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

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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

**Any Other Relevant Information**