

NYMNP

28/08/2018

**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**

On Land off Swang Road,  
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:	Land off Swang Road, Suffield
Application Title:	Full planning application for a Manure Storage Building
Application Type:	Full Planning Application
Application Date:	August 2018
Location:	Grid Reference 498920 491253 Swang Road, 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 track
Foul Water:	The building will have a natural soak-away drainage system for clean water and any dirty water will remain separate and spread on the applicants own farmyard when ground conditions allow.
Size:	Overall area of the proposed extension is 463.6 square meters
Dimensions:	building dimensions: <ul style="list-style-type: none"><li>• North elevation = 15.2m</li><li>• South elevation = 15.2m</li><li>• West elevation = 30.5m</li><li>• East elevation = 30.5m</li></ul>

## **INTRODUCTION**

This planning application seeks full planning approval for the a new agricultural building on farm land off Swang Road, Suffield to provide 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 area of Suffield.

## **AMOUNT**

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

- North elevation = 15.2m
- South elevation = 15.2m
- West elevation = 30.5m
- East elevation = 30.5m
- 8.2m 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 the large, existing woodland area to provide additional screening and shelter.

## **SCALE**

The building will be a single story unit of 463.6 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 grey fiber cement roof. The four elevations of the building will be open for ease of access for loading and unloading of manure.

## **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**