

NYMNP

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**Cundalls**

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

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# **DESIGN AND ACCESS STATEMENT**

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**PROPOSED FARM BUILDING TO BE USED FOR HOUSING OF DAIRY  
CATTLE**

**AT**

Cumboots Dairy Farm,  
Scalby,  
Scarborough,  
YO13 0PQ

**APPLICANT: P & JR Emsley**

**October 2018**

## APPLICATION DETAILS

Applicant:	James Emsley of P & JR Emsley
Applicants Address:	Cumboots Dairy Farm, Scalby, Scarborough, YO13 0PQ
Applicants Agent:	William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors
Agents Address:	Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP
Site Address:	Cumboots Dairy Farm, Scalby, Scarborough, YO13 0PQ
Application Title:	Full planning application for a farm building for the housing of Dairy Cows
Application Type:	Full Planning Application
Application Date:	October 2018
Location:	Cumboots Dairy Farm, Scalby, Scarborough, YO13 0PQ
Proposed Use:	Agriculture
Reason for Proposal:	Further need for additional undercover livestock housing at the holding
Parking:	Vehicle and pedestrian access to the new building will be via the existing private access.
Size:	Overall area of 560.00 square meters
Dimensions:	building dimensions: <ul style="list-style-type: none"><li>• North elevation = 15.3m</li><li>• South elevation = 15.3m</li><li>• West elevation = 36.6m</li><li>• East elevation = 36.6m</li></ul>

## **INTRODUCTION**

This planning application seeks planning approval for an agricultural building to provide much needed additional undercover housing for livestock, including that of dairy cows. The building will be constructed of standard materials and has been specifically designed to sit comfortably within the farmstead at Cumboots dairy Farm, Scalby.

## **AMOUNT**

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

- North elevation = 15.3m
- South elevation = 15.3m
- West elevation = 36.6m
- East elevation = 36.6m
- 4.9m eaves height and a pitch of 15° (6.8m)

## **USE**

The building will be used for housing of livestock, including that of dairy cows.

## **LAYOUT**

The building will provide much needed standard housing 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.

## **SCALE**

The building will be a single story unit of 560.00 square meters. The building has been specifically designed to mirror other steel portal framed buildings within the area.

## **LANDSCAPING**

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

## **APPEARANCE**

The external appearance of the building is steel portal framed with Green Preservative Stain Finish Yorkshire Board style timber cladding, grey concrete panels and a dark grey fiber cement roof.

## **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**

Any farm yard manure produced from the proposed new building will be stored in the building until being spread on the applicants own agricultural land.

All manure will be spread on agricultural land during correct spreading 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	130 COWS	DAIRY COWS
Suckler Cows/Heifers Over 24 Months	35 HEIFERS	REPLACEMENTS
Followers (6-24 months)	60 STORE CATTLE	
Breeding Ewes/Tups	50 BREEDING SHEEP	
Hoggs	—	
Other Livestock	3 BREEDING BULLS 10 HORSES	

Land	Area (Hectares)	Notes
Size of Holding	109 HA	
Available Grazing Land	89 HA	
Arable Land	20 HA	
Moorland		
Grazing Land on Short Term Tenancy	20 HA	

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

