

PROPOSED AGRICULTURAL BUILDING
AT
PROVIDENCE HEATH, CLOUGHTON, SCARBOROUGH
FOR
I BURNETT

DESIGN & ACCESS STATEMENT

INTRODUCTION

This report has been prepared by Cundalls at the request of Mr Ian Burnett – the applicant. The report relates to proposals to erect a general purpose agricultural building on the small farmstead to provide storage space for farm machinery, hay & straw and also to provide shelter for livestock.

FARM BUSINESS

Mr Burnett is currently a tenant of the Duchy of Lancaster and lives at Ripleys Farm, Harwood Dale, which is a condition of a tenancy. In total Mr Burnett farms in excess of 250 hectares in the Harwood Dale/Scalby area which is predominantly arable producing cereals and grassland for cattle. Providence Heath has been bought so as to provide Mr & Mrs Burnett with a residence as and when retirement arrives. There is however grassland on the holding area and additional land is available to let for grazing on a short term basis.

SITING & DESIGN

The site for the proposed building is to the north of the main farmhouse with a backdrop of trees both to the west and south. Traditional materials are to be used with the building being clad on the northern elevation and end elevations with Yorkshire boarding. The site itself is only visible from a northern aspect for a very short distance from any public routes. To lessen any impact the ridge height of the proposed building is 5.5 metres with an eaves height of 4 metres. In close proximity to the building is a large wildlife pond and surface water would discharge into this pond. The overflow from the pond is controlled by pipework and this eventually discharges into the farm ditch network which runs away from the site in an easterly direction.

ACCESS

There is only one access point to the site which has been long established. This is directly off the A171 Scarborough to Whitby road.

PLANNING POLICY

It is considered that the new development will comply with the relevant policies of the latest NPPF – Section 3/28 – supporting a Prosperous Rural Economy.



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

Also at;
40 Burgate, Pickering.

In association with;
Cundalls RFAS

