

AGRICULTURAL STATEMENT

**APPLICATION FOR
PRIOR NOTIFICATION OF AN
AGRICULTURAL DEVELOPMENT**

ON BEHALF OF

Mr Alexander White
West Lodge
Fylingthorpe
Whitby
YO22 4QE

Prepared By:

J A Ayres – Sumner
Boulton & Cooper Stephenson
St Michael's House
Malton
North Yorkshire
YO17 7LR



1.0 GENERAL INFORMATION

- 1.1 **Applicant: -** Mr Alexander White
West Lodge
Fylingthorpe
Whitby
YO22 4QE
- 1.2 **Agent:-** Jack Ayres - Sumner
Boulton & Cooper Stephensons
St Michael's House
Malton
North Yorkshire
YO17 7LR
- 1.3 **Site Address: -** Low Farm
Fylingthorpe
Whitby
YO22 4QF
- 1.4 **Accompanying Documents-** Location Plan – Scale 1:1250
Scaled Drawings – Scale 1:100

2.0 BACKGROUND

The farm is let by the applicant on an Agricultural Tenancy which comprises: Farm House, range of farm buildings and approximately 157 acres of land. The Holding is predominantly laid to grassland and is used for the purposes of stock rearing. Part of the land comprises arable cropping, with the product of the crop being utilised by the livestock enterprises. The grain produced is used as feed and the straw is used as bedding.

The farm is currently available to rent on a new Farm Business Tenancy. The existing tenant is due to vacate the farm at the beginning of October, with the new appointed tenant due to take over the occupancy and possession as soon thereafter. The farm is currently being advertised by Boulton and Cooper Stephenson's and offers up to a 10 year Farm Business Tenancy to the successful tenant. It is expected that due to the nature and topography of the farm, the livestock enterprises will continue.

2.1 Livestock

The farm would be suited to both cattle and sheep rearing enterprises. The grassland which forms Low Farm is currently utilised by an Aberdeen Angus suckler herd, with the more level areas been mown to provide a feed source whilst the livestock are housed. The more undulating field parcels are used as summer grazing.

There are a number of buildings which currently form the farmstead, which are in a ranging state of repair from dilapidated through to modern suitable structures. It is proposed by the applicant to improve the buildings at Low Farm for the benefit of the productivity of the farm. Therefore, the building proposed as part this application will replace an existing block of buildings which are no longer deemed fit for purpose. The proposed new building will provide a modern facility for the housing of livestock and also the storage of produce and machinery.

2.2 Machinery

It is expected of the incoming applicant that they will have the usual range of farming machinery, including tractors, trailers, implements and grass management equipment, along with the usual range of farming effects and tools.

2.3 Proposal

The proposed development will provide a modern building which will assist the farming enterprises carried out at Low Farm. It is evident, given the nature and topography of the farm, that any enterprise will include predominantly livestock rearing. The farm is best suited to a mixture of both cattle and sheep rearing and it has been identified by the applicant that it is necessary to improve on the facilities that are provided, in order to allow an incoming tenant the best opportunity to sustain a farm business going forward.

The proposal is purely agricultural and for supporting the ongoing farming Low Farm.



3.0 DEVELOPMENT PROPOSAL

3.1 Proposed Use

The proposed building will be designed for the housing of livestock, the storage of produce and storage of farm machinery.

The use of the proposed building will conform with the existing agricultural use of the property.

3.2 Site Assessment

The site has been chosen as the proposed building will replace an existing range of buildings. The building will also adjoin an existing range of farm buildings on an area of current hard-standing. Therefore, the building will be in keeping with the existing appearance of the farmstead and will help to reduce the visual impact of it to the surrounding amenities. There will be no extension to the existing farmyard area.

3.3 Size

The steel portal frame building will measure 25.30m x 18.29m x 4.88m to eaves height.

3.4 Appearance

The building will be of steel portal frame construction, with a cement fibre sheeted roof. Two elevations being the north and east will comprise concrete panels to 2m with the remainder being clad with Yorkshire Boarding. The Yorkshire Boarding will extend to 1m above ground level to help minimise the visual impact of the building to the surrounding landscape. The south elevation will be open-fronted, with the west elevation adjoining the existing range of farm buildings. The western most bay will provide a covered handling area and walkway between the buildings.

3.5 Access

The access to the application site is via the farmstead which has an existing access. Therefore, no further consultation regarding the access is required.

4.0 JUSTIFICATION

As part of the ongoing use of the farm a new building is required. As previously mentioned, the farm is currently being advertised to let on the open market to a new tenant. Boulton and Cooper Stephenson's have been employed by the Applicant to source the new tenant. As part of the future management of the holding it has been identified that modern updated farming facilities are required, to comply with and assist modern farming methods.

The proposed building will replace a set of existing buildings which are no longer considered fit for purpose or suitable to modern farming techniques or methods.

4.1 Agricultural Need

Given the location, topography and nature of Low Farm it is apparent that livestock will form the predominant farming enterprise. Therefore, to provide a new tenant with the required facilities a new farm building is required. It is proposed to erect a general purpose farm building which is suited to both the housing of livestock, particularly cattle and also for the storage of produce and machinery, when required. As cattle will be kept on the holding it will be a requirement to store feed for the periods that they are housed, as well as storing the required bedding. An assessment of the current infrastructure has identified that improved livestock housing facilities are required.

4.2 Location and Appearance of the Building

The location of the building has been chosen as it will replace an existing range of farm buildings and will prevent the need to extend on to productive agricultural land. The building will occupy a position of existing farmyard area. The building will take the appearance of a modern farm building, which will be in keeping with the existing and retained range of farm buildings. The materials used in the construction of the building will be neutral in colour to help minimise the visual impact of the building to the surrounding landscape.

4.3 Planning Policy

The National Planning Policy Framework promotes the development of agricultural businesses in order to maintain and support a prosperous rural community.

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5.0 CONCLUSION:

It is evident that to provide the required facilities for Low Farm to continue as an established agricultural unit, that the buildings on site require improvement and modernisation. The proposed building will provide necessary and required livestock housing and storage facilities.

The Applicant is seeking to offer the opportunity for a farming family to establish a business at Low Farm by offering a long term Farm Business Tenancy, and to ensure that the best opportunity is provided we ask that this application is supported.