

AGRICULTURAL STATEMENT

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

ON BEHALF OF

Mr Brian Thompson
Beacon Cottage Farm
Beacon Works
Scalby
Scarborough
YO13 ORB

Prepared By:

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Malton
North Yorkshire
YO17 7LR

1.0 GENERAL INFORMATION

- 1.1 **Applicant: -** Mr Brian Thompson
Beacon Cottage Farm
Beacon Works
Scalby
Scarborough
YO13 ORB
- 1.2 **Agent:-** Jack Ayres – Sumner MRICS FAAV
Boulton & Cooper Stephenson
St Michael's House
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- 1.3 **Site Address: -** Linglands Farm
Cloughton
Scarborough
YO13 ODU
- 1.4 **Accompanying Documents-** Location Plan – Scale 1:1250
Scaled Drawings – Scale 1:100

2.0 BACKGROUND

Linglands Farm was recently purchased by the applicant and comprises a farmhouse with adjoining cottage, a range of traditional and portal frame livestock and storage buildings and approximately 176 acres of land. The holding comprises mainly arable land, used for growing cereal crops.

2.1 Arable Land:

The arable enterprise includes a rotation of crops such as wheat, barley, oil seed rape and grass.

Due to the requirements of the arable enterprise and the need to provide purpose built and adequate storage for the produce grown on the land a new building is required.

The existing buildings on the farm are not suitable for compliance with various crop assurance schemes.

2.2 Grassland:

The grassland will be utilised by both cattle and sheep. The applicant has permission from Natural England to plough out the 4 field parcels located immediately to the west of the farmstead, to be used for arable cropping.

By ploughing out the grassland and including the land into the arable rotation this will further increase the amount of combinable crops grown on the land which will require purpose built storage.

2.3 Machinery:

The applicant has the usual range of farming machinery, including tractors, trailers, and implements along with the usual range of farming effects and tools.

2.4 Current Infrastructure:

The current infrastructure on the farm does not provide enough purpose built storage for combinable cereal crops. The arable land will be sown with spring crops in 2018 to be harvested in July 2018 onwards.

The buildings currently situated at Linglands Farm are not adequate for providing the necessary storage for the crops grown at Linglands Farm and to adapt the existing buildings is not feasible. In order to take advantage of more lucrative markets for the crops grown the applicant needs to meet various Crop Assurance standards to be able to compete in a very competitive market place and achieve the best price possible for the products being produced.

3.0 DEVELOPMENT PROPOSAL

3.1 Proposed Use

The proposed building will be designed for the storage of agricultural produce.

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 to be located within close proximity to an existing range of farm buildings. The chosen site will also utilise existing landscape features to help screen and minimise the effects of the proposed development of the surrounding visual amenities.

3.3 Size

The steel portal frame building will measure 24.38m x 18.29m x 6.10m to eaves height.

3.4 Appearance

The building will be of steel portal frame construction, with anthracite cement fibre sheeted roof. The main elevations will comprise concrete panels with the remainder being clad with plastic coated box profile sheets. There will be sliding double doors incorporated into the southern elevation.

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

To farm the land at Linglands Farm to its full potential, and to make the best economic returns a new grain store is required. The buildings which are currently located at Linglands Farm are not suitable for the storage of grain, or compliant with any of the Crop Assurance Schemes. It is considered that a purpose built grain store is the most suitable option to support the continued farming of Linglands Farm.

4.1 Agricultural Need

Taking into account the permission from Natural England to plough out additional grassland fields to be used for arable cropping, there is even more need for a purpose built grain store. The produce grown at Linglands Farm can then be stored on farm until the applicant decides to sell it and will allow him to store and sell the product when the market is at its peak.

4.2 Location and Appearance of the Building

The location of the building has been chosen as it will be within close proximity of the existing range of farm buildings and will prevent the need to extend on to productive agriculture land. The building will take advantage of existing natural features to aid in minimising its visual impact on the surrounding area. The materials used in the construction of the building are typical of those used for modern agricultural buildings and are in keeping with buildings within the surrounding area.

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.

5.0 CONCLUSION:

It is evident that to provide the required facilities for Linglands Farm to continue to prosper in a tough agricultural market that a purpose built grain store is required. The proposed building will provide necessary and required produce storage facilities.