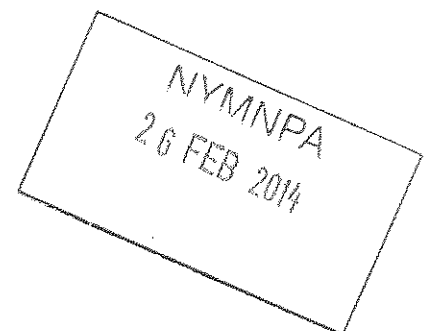


DESIGN AND ACCESS STATEMENT

**RETROSPECTIVE PLANNING APPLICATION
OF AGRICULTURAL BUILDINGS**

**CALFTHWAITE FARM
CLOUGHTON
SCARBOROUGH
NORTH YORKSHIRE
YO13 OAX**



NYMNPA
26 FEB 2014

PURPOSE – THE DESIGN AND ACCESS STATEMENT

NEED FOR THE PROPOSAL

The Agricultural Buildings at Calfthwaite Farm are used for low intensive Pig production to enable the Agricultural Unit to be viable on a commercial basis.

Existing Buildings on the Farm prior to development:

GENERAL PURPOSE STOCK BUILDING – 16m x 15m built prior to 1990 (No. 1 on Plan).

GENERAL PURPOSE STOCK BUILDING – 26.4m x 6m built 2006 (No. 3 on Plan).

The above Buildings only have the capacity to keep 400 Pigs, which is not viable as a Pig supplier will not supply a small unit, and it is not viable to bring feed in for such a low number.

Without a further Building, Pigs would be kept in the open, where smell, disease and welfare issues cannot be controlled.

With the new development, the Unit can now accommodate 1400 Pigs in total, and with 4 batches (4 x 1400) passing through the Unit per year, giving a total of 5600 Pigs per year, and with an income before expenses of £3.10 per Pig, the Unit can produce a turnover of £17,360 per year.

The Farming unit extending to approximately 245 Acres also accommodates 200 breeding Sheep which produces a turnover in the region of £70 per Sheep or a total of £14,000. And 10 suckler cows which produce a turnover of £700 per cow or a total of £7000

Together with EEC Subsidies in the region of £11,000, the Agricultural Unit has now an output in the region of £49,000, which means the owner can employ a full time man, together with additional part-time staff at busy times.

MANAGEMENT OF THE LIVESTOCK UNIT

Pigs are reared on the Unit from the age of 3 weeks to approximately 12 weeks.

When Pigs leave the Unit, they go on to a Finishing Unit, before they mature at approximately 17 weeks.

The Unit is an all Straw Unit, which is now the requirement of many Supermarket outputs.

Clean Straw is provided for the Pigs every other day. As a requirement of the Welfare System, Pigs are kept clean during their stay on the Unit.

Pigs are brought to the Unit when the Unit is empty to fill all the space available.

9 weeks later all Pigs are removed from the Unit.

All Pigs are transported on recognised and established transport lorries.

After all Pigs are removed, the Straw/manure is cleaned out by Contractors and removed and spread on land serving the holding. The amount of land available for the manure is well in excess of the amount required under EEC Rules.

The Buildings are cleaned and disinfected before the next batch of Pigs arrive.

Feed is brought to the Unit by feed wagons on a weekly basis.

Between batches some of the buildings are used for lambing the 200 sheep flock

AMOUNT

The amount of the development is the erection of an Agricultural Building together with the siting of feed bins

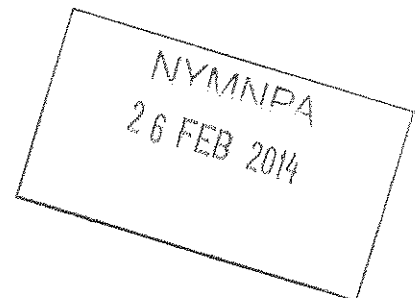
The Building extends to Two lean-to's either side of building 3 on plan and both extend to 18m x 6m

The feed bins are sited to the south of building 3 the bins have a capacity of 13 tons and 8 tons respectively

USE

The Building will be used for Agricultural purposes.

The feed bins are vital to enable the livestock unit to function



LAYOUT

The proposed Buildings will be located at Calfthwaite Farm, which is approximately 3 Miles North of Cloughton Village and set in open countryside.

The land rises both to the North and South of the new development, giving a natural screen from both sides.

The Buildings are constructed adjacent to existing similar buildings, which have been on the holding for some considerable time.

The location of the Building has been sympathetically located to have a reduced impact on the surrounding area.

The steel feed bins are located close to the buildings to be less intrusive when viewed from distance

The construction materials and floorings are all appropriate to the rural landscape and customary with buildings within the vicinity. The walls will be of a natural timber with the roof cladding of a natural green coloured Corrugated Steel.

The galvanised steel feed bins are a necessity to the livestock business at Calfthwaite Farm but could easily be removed if there was a change of use with the buildings

VEHICLE ACCESS

Access to the development is by private existing road, which is suitable for all vehicles presently servicing the unit.

SIGNED

**KEITH D. WARTERS, MRICS
CUNDALLS
15 Market Place
MALTON
North Yorkshire
YO17 7LP**

DATE 24/2/14

