

NYM / 2014 / 0198 / EIA

**Cundalls**

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## **DESIGN AND ACCESS STATEMENT**

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### **PROPOSED LIVESTOCK BUILDING**

**AT**

Thirlsey Farm  
Silpho  
Scarborough  
North Yorkshire  
YO13 0JR

### **APPLICANT**

**Mr Jonathan Malthouse**

May 2014

NYMNPA

30 MAY 2014

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Summary of application  
Design and appearance details

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**APPLICATION DETAILS**

Applicant: Mr Johnathan Malthouse

Application Address: Thirlsey Farm, Silpho, Scarborough, North Yorkshire, YO13 0JR

Applicants Agent: Keith Warters MRICS, Cundalls

Agents Address: 15 Market Place, Malton, North Yorkshire, YO17 7LP

Site Address: Silpho, North Yorkshire

Application Title: Proposed erection of a general purpose agricultural building to house pigs

Application Type: Full planning application

Application Date: May 2014

Location: Silpho, Scarborough

Proposed Use: Agriculture

Reason for Proposal: Increased functional need for more pig housing at Thirlsey Farm

Parking: Vehicle and pedestrian access to the building will be via the existing private access.

Foul Water: It is proposed that the building will use the existing yard drainage system.

Size: 1021 square meters

Dimensions: Proposed overall dimensions of the building are 67.00m x 15.24m



## INTRODUCTION

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This planning application seeks full planning consent for the erection of a general purpose agricultural building within the farm holding called Thirlsey Farm, Silpho.

The proposed agricultural building will be used to accommodate up to 1000 pigs as well as storage space to store machinery, grain and other crops produced on the holding.

The current farm is of mixed farming including:

- 350 acres of combinable crops (wheat, barley and oil seed rape).
- 350 breeding ewes

Producing:

- 700 tonnes of grain
- 120 tonnes of rape seed
- 500 lambs
- 300 tonnes of straw

The present building includes:

- A range of traditional buildings constructed of natural stone with pantile roofs. These buildings provide little more than storage of small farming items
- A general purpose building 22.5m x 29.4m. A useful size building but only has the capacity to hold a maximum of 600 tonnes of grain

The proposed new building is required to:

1. Make the existing business more viable with the introduction of livestock enterprises
2. Make more use of produce (straw/feed) produced on the holding
3. Have a backup and increase if necessary the storage capacity of grain produced on the holding.

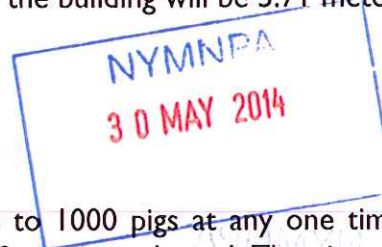
## SCALE / AMOUNT

The main building will be 67m x 15.24m. The eaves height of the building will be 5.71 meters and the ridge height will be approximately 7.74 meters.

## USE

The building will be used to accommodate and to rear up to 1000 pigs at any one time. They will be kept in straw based yards with approximately 40 pigs in each yard. The pigs will remain in the unit for a period of approximately 24 weeks. All the manure in the buildings will then be removed and spread on the land (375 acres) attached to the unit. After the building has been cleaned and disinfected the pens will be restocked.

A contract with the supply and removal of the pigs will be established with a local pig producer.



The building will also be a backup for the outdated and under capacity of the existing buildings at Thirlsey Farm.

## LAYOUT

The proposed building will be located to the West of the present farmstead and immediately to the west of the plantation screening on the farmstead.

There is no room for any development within the present farmstead.

The building will be will screened from existing plantations and shelter belts from any settlements or roads.

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

## SCALE

The proposed building will be a single story unit of approximately 1021 square meters. The building has been specifically designed to mirror the existing farm buildings. This will provide much needed agricultural housing whilst protecting the character and traditional nature of the holding.

## LANDSCAPING

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

The proposed building will be located off skyline and screened with appropriate shrubs and trees.

## APPEARANCE

The external appearance of the proposed building has been specifically designed to mirror the existing buildings in as many ways as possible.

The external elevations will be constructed of concrete panels to 2 meters high with natural grey Yorkshire boarding to the eaves. The roof will be constructed of dark grey fiber cement roof panels with some roof light panels to add extra natural light into the building.

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**VEHICLE ACCESS**

The proposed vehicle access will be via the existing farm 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. All associated parking will be off street and adjacent to the proposed dwelling.

**NITRATE VULNERABLE ZONE**

The land at Thirlsey Farm is within a Nitrogen Vulnerable Zone designated by The Environment Agency. However the new enterprise to be established will be well within guide lines issued by the agency regarding the disposal of animal manure. All records required by the agency are up to date and kept on the holding

**Signed** .....

**Keith D Warters MRICS**

**Date** ..... 28th May 2014. ....

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30 MAY 2014

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