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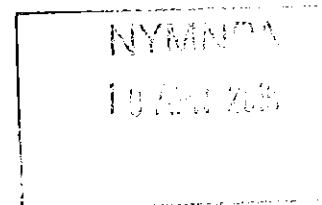
**Design and Access Statement
for the erection of
a General Purpose Agricultural Building
on land betwixt
Hawsker and Stainsacre
Nr Whitby
North Yorkshire**

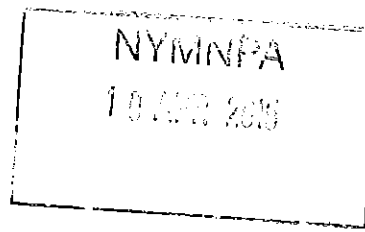
York ~ Easingwold ~ Selby ~ Malton ~ Kirkbymoorside ~ Pickering ~ Helmsley ~ Boroughbridge
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**Design and Access Statement for the use of an existing building for housing livestock
and the erection of a General Purpose Agricultural Building
on land betwixt Hawsker and Stainsacre, Nr Whitby, North Yorkshire.**

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mr Michael Sedman
14 Summerfield Lane
Stainsacre
Whitby
N Yorks
YO22 4NY
- 1.2 Agent:** Davina Fillingham MRICS FAAV NSch
Stephenson & Son
York Auction Centre
Murton
YORK
YO19 5GF
- 1.3 Location:** Land betwixt
Hawsker and Stainsacre
Nr Whitby
North Yorkshire
- 1.4 Local Authority:** North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP





2.0 BACKGROUND

The proposed development involves the construction of a portal steel framed building measuring 18.3m x 12.19m being 4.26m to the eaves, the building will be open to the south-west elevation with concrete block walls to the remaining three elevations to 2m with Yorkshire boarding over. It is proposed that the building will stand on chalk hard-standing which will also extend beyond the footprint of the building by 20' to the south-west elevation to provide a loading and unloading area and space for machinery to manoeuvre.

The applicant farms 45.03 acres of land in one block situated to the north of Hawsker and south-east of Stainsacre being to the south of the A171 near Whitby. The holding comprises 18.45 acres of productive arable land and 7.93 acres of permanent grassland and a further 18.92 acres of grazing land currently farmed under a North Yorks Moors National Park Authority wildlife conservation scheme.

2.1. Site Assessment

The land currently forms part of the NYMNP wildlife conservation scheme which includes conservation woodland and valley and upland pasture. The open pasture areas are required to be grazed as part of this scheme but the land currently has no infrastructure for housing livestock. The applicant is seeking planning consent for livestock housing on the site in order to comply with the requirements of his agreement. There are currently no existing buildings on the holding. The proposed location for the building will be directly from the access to the land south of the A171 which is well screened by existing landscape features.

The site is relatively level but may require some excavation works to create a level site.

There are no historic buildings, agricultural features or environmental features on the site of the proposed development, the environmental scheme is located to the south-west and would not be adversely affected by the proposed development.

2.2 Landscape Character and Setting

The site is located within the North Yorkshire Moors National Park and the applicant is, therefore, aware of the need to protect the landscape character.

In assessing the landscape character and impact of the proposed development, consideration has been given to the surrounding landscape features to ensure that the proposed development has least impact on the landscape and there is proposed screening to reduce any impact of the site from the wider view.

2.3 Proposed Development

General Purpose Building 18.3m x 12.9m x 4.26m to the eaves

Portal steel frame construction open to the south-west elevation with concrete block walls to the remaining three elevations to 2m with Yorkshire boarding over.

2.4 Use

The building will provide much needed livestock shelter and housing together with straw storage and fodder storage, and machinery storage when required. Further information is available in the Assessment of Need accompanying the application.

2.5 Amount of Development / Scale and Form

The building will cover 223m² which has been calculated to be the required area to meet the needs of the holding's current farming operations. There is the option for the concrete block walls to be faced with stone if required by the North Yorks Moors National Park Authority and the opportunity for roofing colours to be changed as requested.

2.6 Layout of Development / Siting

The development is to be located to the south of the A171 on level ground that will provide adequate screening to the north and east. The applicant proposes to carry out screening/planting to the north-west and south-west elevations of the proposed building to minimise the impact on the surrounding landscape. The applicant is also willing to consider any other landscaping schemes proposed by the Local Planning Authority.

2.7 Appearance and Landscaping

The agricultural building has been scaled so that it is an effective and appropriate space for the enterprise. The areas of soft and hard surfaces to the north-west and south-west of the building will minimise the environmental and visual impact of the development. The applicant is open to discussion with the National Park Authority as to how best to deal with any additional landscaping requirements.

2.8 Access

The existing farm access from the A171 via the old station is to be used with no additional works required.

2.9 Public Rights of Way

The proposed development will be visible from a public right of way, which runs along the old railway line. The impact of the proposed development on the landscape views from the public right of way has been considered in the early stages of the application and taken into account in the design and landscaping of the development. There will be no adverse impact of the proposed development on the visual amenity from the footpath.

2.10 Planning Policy

An assessment of planning policy in relation to the proposed development is set out in the attached planning statement.

