



York Auction Centre - Murton - York - YO19 5GF

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NYMMPA
10 APR 2015

**Planning Statement of Need
and Functional Requirements
and the erection of
an Agricultural Building on land betwixt
Hawsker and Stainsacre
Nr Whitby
North Yorkshire
March 2015**

Planning Statement of Need and Functional Requirements for the erection of an Agricultural Building on land betwixt Hawsker and Stainsacre, Nr Whitby, North Yorkshire.

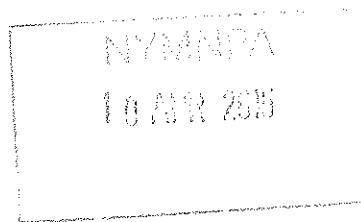
1.0 GENERAL INFORMATION

1.1 Applicant:

Mr Michael Sedman
14 Summerfield Lane
Stainsacre
Whitby
YO22 4NU

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

2.0 BACKGROUND

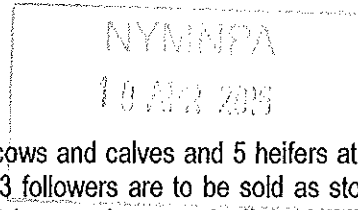
Mr Sedman farms 45.30 acres of land in one block situated to the north of Hawsker and south east of Stainsacre to the south of the A171 near Whitby (see plan in Annex 1). The land is accessed from the A171 via the old station and dismantled railway line which transects the land holding. The land holding comprises of 18.45 acres of productive arable land, 7.93 acres of permanent grassland and 18.92 acres of land currently farmed under a North Yorkshire Moors National Park Authority Wildlife Conservation Scheme. This land comprises of conservation woodland and valley and upland pasture management options.

The Wildlife Conservation Scheme is an environmental scheme administered by the NYMNP and the Wildlife and Countryside Act 1981, the current scheme commenced on the 1st April 2010 and sets out a number of objectives for the land including the conservation and enhancement of the grassland habitat on the farm to encourage species diversity within the grass sward and provide an attractive environment for small mammals and invertebrates to create a mosaic of habitat that is favourable to ground nesting birds. It includes the control of the invasion of bracken onto the areas of semi-natural vegetation and managing farmland trees to improve the farmland treescape for wildlife.

A copy of the scheme map is enclosed in Annex Two and shows the areas of conservation woodland, valley pasture and upland pasture. Both the upland pasture and valley pasture require management to maintain enhanced species diversity within the grassland sward to ensure appropriate management. This scheme requires limited machinery operations on the land and therefore the most appropriate land management can only be achieved through grazing livestock. There is a grazing plan attached to the agreement that needs to be followed to allow flowers and grasses to set seed.

Mr Sedman has been grazing the land with his own Native British Hereford livestock but unfortunately the land has no infrastructure for housing livestock which is proving very limiting on his management of the land.

3.0 LIVESTOCK



Mr Sedman currently has 13 Hereford cattle comprising 5 cows and calves and 5 heifers at 18 months old which will be due to calve during October. The remaining 3 followers are to be sold as stores. The cattle currently graze the land during the spring and summer but have to be moved off the holding to Westend Farm, Stainsacre for housing over the winter. Mr Sedman is hoping to increase his herd to 23 head over the next 2 years in order to meet with the grazing requirements of the land subject to the North Yorkshire Moors Wildlife Conservation Scheme.

This scheme has involved areas of scrub being cleared to provide lowland grazing areas which have then been subsequently fenced and therefore the area of grazing available has gradually increased over time. The cows are served using AI, there are no bulls on the holding and the young stock are reared to sell as store cattle at around 12 months of age.

The cattle are currently housed in buildings at Westend Farm on a licence basis and Mr Sedman paying a rent. Unfortunately this is a very unsecure situation as one months' notice can be served, by the owner of the property instructing the stock to be removed from the buildings.

It is clearly a requirement for calving and winter housing that the cattle have some form of shelter and it is felt that this is best serviced by an agricultural building on the land holding.

There are no existing buildings on the holding.

4.0 MACHINERY STORAGE

At present there is no capacity for machinery storage on site and again the machinery owned by Mr Sedman in connection with his management of the holding is stored at the Westend Farm, Stainsacre, on an occupational licence basis. This adds a significant amount of time to operations required on the holding in moving machinery from the place of storage to the actual holding.

5.0 DEVELOPMENT PROPOSAL

The applicant proposes to erect a portal steel frame building measuring 18.3m by 12.19m being 4.26m to the eaves, the building will be open to the southwest 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 a chalk hardstanding which will also extend beyond the footprint of the building by 20 feet to the southwest elevation to provide a loading and unloading area and space for machinery to manoeuvre when mucking out, bedding up and feeding. The site plan is shown in Annex 3 with elevation plans shown in Annex 4.

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5.1 Landscape Impact

The location of the proposed building has been chosen as it would be sited in a sheltered location with good access for tractors and farm machinery as well as providing access for livestock down to the main grazing areas. The site will be well screened by the surrounding natural environment being directly south of the former railway. This location has the least impact on the surrounding landscape including neighbouring properties and is the best location for the farming enterprise in terms of utilisation of available resources on the holding.

5.2 Justification

The proposed building will provide livestock accommodation required for the management of the upland and valley pastures managed within accordance with the Wildlife Conservation Scheme. The proposed building meets the following requirements of the holding:-

- Provides accessible livestock housing urgently required for the management of the holding.
- Provides both winter housing and housing during calving.
- Provides the facilities for the storage of machinery associated with the management of the holding.
- Provides storage for produce from the holding and including livestock forage and bedding.
- The proposed building is in keeping with the local surrounding. It is evident that the Wildlife Conservation Scheme requires the grazing of livestock on the land subject to the scheme however this is increasingly difficult with no livestock housing on the holding.

5.3 National Planning Policy

National Planning Policy Framework March 2012 Department for Communities and Local Government Section 3 Supporting a Prosperous Rural Economy Para 28

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new developments. To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings:
- Promote the development and diversity of agricultural and other land based rural business:

Response:

Construction of the proposed building will meet with the management requirements of the holding enabling livestock to be kept on the holding for the purposes of the management to the land in accordance with the North Yorkshire Moors National Park Authority Wildlife Conservation Scheme.

The proposal will improve efficiency within the enterprise reducing livestock movements to and from the holding and also improve animal health and welfare as reduced movements will reduce susceptibility to any health and welfare issues.

The proposal will enable the management of the land in accordance with the aims and objectives of the Wildlife Conservation Scheme.

5.4 Local Planning Policy

Development Policy 12 – ‘Agriculture’ of the North Yorkshire Moors Core Strategy and Development Policies.

Proposals for new Agricultural buildings, tracks and structures or extensions to existing buildings will be permitted where:

1. There is a functional need for the building and its scale is commensurate with than need.
2. The building is designed for the purposes of agriculture.
3. The site is related physically and functionally to the existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location.
4. A landscaping scheme which reduces the visual impact of the proposal.

Response:

- The functional need for the proposed building arises from the livestock required for the management of the holding and the scale is commensurate with that need having been assessed by Davina Fillingham MRICS FAAV an Independent Agricultural Consultant.
- The building is designed solely for the purposes of agriculture
- There are no existing buildings associated with the business however I believe that the necessity for the building arises due to the exceptional circumstance of the requirement to manage the land subject to the Wildlife Conservation Scheme with grazing livestock and this generates the essential requirement for the building on the holding.
- Tree planting is proposed to the north and western elevations of the building to reduce any visual impact of the holding.

6.0 CONCLUSION

Based on the existing management requirements of the holding and the North Yorkshire Moors National Park Authority Wildlife Conservation Scheme which clearly requires grazing livestock on the holding, there is a clear requirement for livestock housing during winter and during calving to provide adequate livestock shelter for animal health and welfare reasons.

All relevant factors have been taken in account when considering the location of the building. Choosing a location with the least disturbance to the landscape and open views of the surrounding area.

The proposal both accords with both the national and local planning policy and meets the requirements of the agricultural enterprise and the aims and objectives of the North Yorkshire Moors National Park Authority Wildlife Conservation Scheme. All of which contribute to the sustainable agricultural development.

Signed:.....

Davina Fillingham MRICS FAAV NSch

Date: 26th March 2015

