

Cundalls

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## DESIGN AND ACCESS STATEMENT

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### LIVESTOCK NURSERY BUILDING

AT

Poplar House Farm  
Leppington  
Malton  
North Yorkshire

RYEDN 3011  
- 6 MAY 2014  
DEVELOPMENT  
MANAGEMENT  
14/00458/RW

APPLICANT: S WOOD

April 2014

## APPLICATION DETAILS

Applicant:	Stuart Wood
Applicants Address:	Poplar House Farm, Leppington, Malton, North Yorkshire, YO17 9RL
Applicants Agent:	William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors
Agents Address:	Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP
Site Address:	Poplar House Farm, Leppington, Malton, North Yorkshire, YO17 9RL
Application Title:	Full planning application for a calf nursery building
Application Type:	Full Planning Application
Application Date:	April 2014
Location:	Poplar House Farm, Leppington, Malton, North Yorkshire
Proposed Use:	Agriculture
Reason for Proposal:	Essential need a calf rearing building at the main holding
Parking:	Vehicle and pedestrian access to the new building will be via the existing private access.
Foul Water:	The building will have a natural soak-away drainage system.
Size:	Overall area of 375 square meters
Dimensions:	building dimensions: <ul style="list-style-type: none"><li>• North elevation = 27.4m</li><li>• South elevation = 27.4m</li><li>• West elevation = 13.7m</li><li>• East elevation = 13.7m</li></ul>

## **INTRODUCTION**

This planning application seeks planning approval for an agricultural building to provide much need additional undercover housing for baby and weaned calves. The building will be constructed of recycled materials and has been specifically designed to sit comfortably within the farmstead at Poplar House Farm.

## **AMOUNT**

The amount of the development is the erection of an agricultural building. The proposed building extends to:

- North elevation = 27.4m
- South elevation = 27.4m
- West elevation = 13.7m
- East elevation = 13.7m
- 6.5m ridge height and 4.5m eaves height

## **USE**

The building will be used for livestock housing.

## **LAYOUT**

The building will provide much needed standard livestock housing and has no material adverse effect upon existing amenities or surrounding properties.

The building will have no adverse effect on the wildlife value or natural environment surrounding.

## **SCALE**

The building will be a single story unit of 375 square meters. The building has been specifically designed to mirror other steel portal framed buildings within the area.

## **LANDSCAPING**

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

## **APPEARANCE**

The external appearance of the building is steel portal framed with brown Yorkshire board cladding, grey concrete panels and a dark grey fiber cement roof.

## **VEHICLE ACCESS**

The proposed vehicle access will be via the existing 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.