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New Agricultural/Livestock Buildings
Hall Farm
Back lane
Welburn
YO62 7HH
Ref: YSRU383234
April 2017

DESIGN & ACCESS STATEMENT

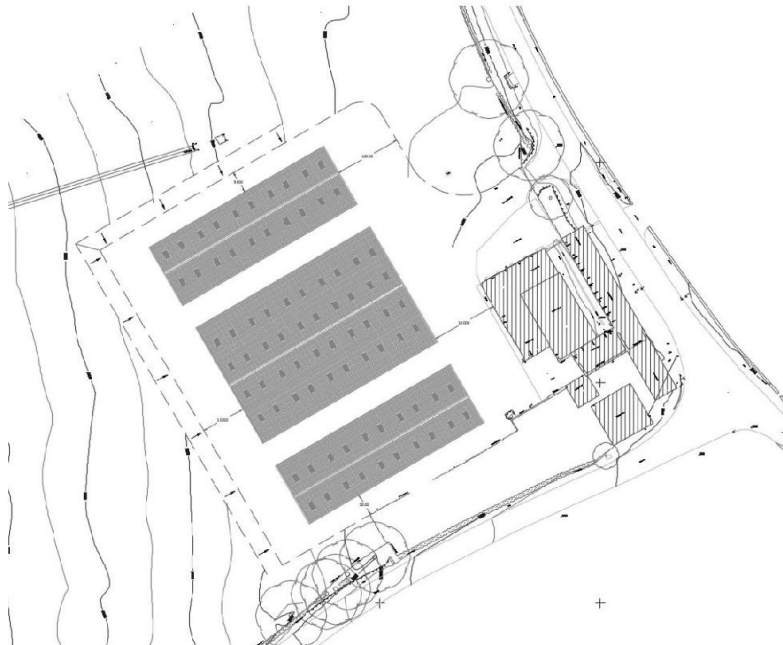
NEW AGRICULTURAL/LIVESTOCK BUILDINGS

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Back Lane

Welburn

Kirkbymoorside YO62 7HH



On behalf of Mr William Shaw

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Location

The proposed livestock buildings are to be located at Hall Farm, off Back Lane to the western fringes of Welburn, Kirkbymoorside – OS Landranger 100 Ref: 679845 (Easting 467986, Northing 484493). The site is located to the immediate north of Flatts Lane and west of Back Lane, with the main A170 located approximately .5km to the north. The new livestock buildings are to be positioned in part on the site of an old steel framed agricultural building that is nearing the end of its useful life and extending onto farmland to the immediate west of a number of existing partly redundant traditional farm buildings that are under the same ownership as the applicant.

Welburn is a small hamlet, with the general facilities of Kirkbymoorside and Helmsley located nearby with York, Malton and Thirsk all within commuting distance.

The surroundings comprise agricultural land of both pasture and arable. The farming operation to which this application applies is c860 acres of which c300 acres is permanent grass.

Use

The proposal is to develop a modern livestock enterprise at Hall Farm to create a sustainable farming business moving forward. This will involve the construction of three new livestock sheds, as shown on the accompanying drawings, adjacent to a number of existing traditional buildings, with the new buildings providing space for approximately 250 – 300 beef cattle. The applicant proposes to focus on high quality native beef cattle breeds such as Hereford, which will be housed in the buildings over winter, grazing on adjacent pasture during the summer.

This development, which will involve considerable investment by the applicant, will assist in ensuring the best use is made of the farmland that is under his control and ownership

The economic and land use benefits of this mixed use farming approach are clear and include:

- Increasing the level of grassland in use will have environmental benefits in that there will be less use of/need for sprays that are normally required for arable land. Nutrients will be recycled on the farm via muck spreading from the livestock operation, therefore reducing the need for importing. The cattle will be bedded on straw, which will be collected and then spread on nearby land, under the ownership/control of the applicant. Soil health generally will be improved by the introduction of animal muck/organic matter.
- Having a mixed use farming operation in this area with c300 acres of pasture within the 850 acre land holding will have clear benefits with regard to improving and restoring the grassland and landscape character, much of which has been lost in recent years on other farms as intensive arable farming operations have developed.
- For the farming operation, business risk will be reduced with the risk being spread between two different farming methods/types.

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- With a high end beef operation such as with this proposal, the market is more likely to be stable and local/UK focussed, providing clear economic benefits for the region and country.
- Benefits also include the employment of additional staff to include one further full time and two part time farmworkers/ stockmen for day to day farm management and animal husbandry etc., with significant related local and wider ranging spin off employment in construction, machinery, feed, butchers, sales to local shops etc.
- The development will provide up to date and high quality space/accommodation for livestock, compared with many other operations that exist, which must be regarded as a positive in relation to animal welfare/husbandry etc. An existing old steel framed building on the farm, which is nearing the end of its life and is quite unsightly, will be replaced resulting in visual enhancements.
- It is expected that as part of this development to provide modern up to date livestock buildings that will assist in moving forward a sustainable farm business, several adjacent and redundant traditional farm buildings will be converted for occupation by farmworkers. This will benefit these currently redundant buildings in that they will have a future beneficial and sustainable use and from a general security perspective, the farmworkers will be located on site.

Scale

There are three buildings proposed, these to be located adjacent to each other with a west – east orientation and comprising one large central shed with two smaller, one to either side of the largest. All buildings are to be the same length with the variation of size being in their width. Feed passages are to be provided between each of the buildings and there will be perimeter aprons in concrete and hardcore for vehicle and animal circulation.

The Gross External Floor Area (GEFA) of the largest building is c1259m² the corresponding Gross Internal Floor Area (GIFA) being c1208m². This buildings external dimensions (excluding roof overhangs) are c45.9m in length x c27.4m in width.

The two smaller buildings each have Gross External Floor Areas (GEFA) of c629m² with a corresponding Gross Internal Floor Area (GIFA) of c597m². The external dimensions (excluding roof overhangs) of both these buildings is c45.9m in length x c13.7m in width.

The overall area of coverage of this new/proposed development including buildings, apron/hardstanding etc. is c .55ha.

The proposed eaves and ridge heights are c5m for the eaves of all buildings with the ridge height of the main building at c8.6m and 6.8 for the smaller.

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The impact of the buildings will be managed to a degree in that the development will be cut into the land, that rises from east to west and from south to north. Additional landscaping and screening will be provided by planting of native trees, hedging, shrubs etc.

Design and Appearance

The building size and design is based on the requirements of the livestock and the sustainable future business. The new buildings are to be of steel frame construction, with fibre cement roofs incorporating roof-lights with open protected vented ridges and fibre cements barge boards to gable ends/verges. The upper walls will comprise a combination of open and overlap vertical timber/Yorkshire boarding with 2.4m concrete panels to base, each building will be part open to the ends and where facing into feed passages etc. Rainwater goods will be in uPVC, comprising ½ round gutters and round downpipes. It is proposed that rainwater will be harvested/collected from the roofs for livestock and for other uses on the farm. Internally, floors will be concrete as will feed passages and perimeter aprons for cattle and vehicle circulation will be a combination of concrete and hardcore etc.

Standard security/working lighting will be required, much of which will be contained within the buildings themselves and within the related feed passages, which are designed in a way to contain and minimise artificial light pollution.

Landscape

The development will be an extension to a group of buildings that already exist and a rather poor quality old steel framed and clad building will be removed prior to commencing the development. Accordingly, it will not be seen as an out of place development in the open countryside but merely an extension to a farm that already exists. It will benefit, as indicated, from a degree of landscaping and screening by the surrounding land/ground levels as the process of site levelling will involve cutting into the land, which slopes upwards from east to west and from south to north, refer to sections on drawings. The proposal is also to include the planting of native tree, hedge and shrub species, which will not only assist in screening of the buildings, but will also provide new wildlife habitats that do not currently exist.

Access

The proposal does not affect any existing highway or rights of way, with access to the development using an existing access to Hall Farm, where there is currently a good level of visibility in either direction onto Back Lane. Hall Farm is located close to the A170, which provides good main road transport links.