

**DESIGN AND ACCESS STATEMENT
&
PLANNING STATEMENT OF NEED
FOR AN AGRICULTURAL
BUILDING AT
STUGDALE HOUSE FARM**

**ON BEHALF OF
J & J Rycroft**

**LOCATION
Stugdale House Farm
Malton Lane
Flaxton
York
YO60 7SG**

Prepared by:
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1.0 GENERAL INFORMATION

- 1.1 **Applicant: -** J & J Rycroft
Stugdale Farm
Malton Lane
Flaxton
York
YO60 7SG
- 1.2 **Agent:-** Jack Ayres – Sumner BSc (Hons) MRICS FAAV
Boulton & Cooper Stephenson
St Michaels House
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- 1.3 **Site Address: -** Stugdale House Farm
Malton Lane
Flaxton
York
YO60 7SG
- 1.4 **Accompanying Documents:-** Location Plan – Scale 1:7500
Block Plan – Scale 1:500
Scaled Drawings – Scale 1:200 @ A2

2.0 BACKGROUND

J & J Rycroft, the Applicant, has farmed at and from Stugdale House Farm for 3 generations and dating back to early 1900's with the farming operations carried from the main farmstead. The farming operations extend across over 1500 acres (607 ha) of land which mainly involve cereal cropping, with some grass crops for hay and silage. The Applicant also has a cattle enterprise.

The farm is located to the east of Flaxton, North Yorkshire and with excellent access to the A64.

This Application is to assist the expansion and continual improvement of the facilities available to the Applicant's farming enterprise, by reducing costs which brings wider benefits to the surrounding community and landscape.

2.1 Arable Cropping

The arable cropping includes a mixed rotation of wheat, barley, oil seed rape and temporary grass leys. All of the produce grown is stored by the Applicant at either Stugdale Farm, or in rented buildings on holdings away from the main farmstead. The straw produced from the arable crops is also stored by the Applicant, with most of it being sold to farmers in Yorkshire and surrounding counties. There is minimal demand for straw for the Applicants own livestock enterprise.

All produce sold off the Holding is weighed over the weighbridge located at Stugdale House Farm.

2.2 Grassland

The grassland cropping comprises permanent pasture and predominantly temporary grass leys grown in rotation with the arable crops. The temporary grass leys are cropped as hay and silage.

Produce from the grass again is mainly sold to farmers in Yorkshire and the surrounding counties. Again, there is minimal demand from the Applicant's livestock enterprise.

All hay is baled and stored undercover where possible. The hay is then sold throughout the year.

2.3 Livestock

The Applicant has 30 suckler cows plus followers dependent on the time of year. There are usually a total of 80 cattle on the Farm at any one time which are all over wintered in buildings at Stugdale House Farm and turned out to summer grazing when the weather permits. All progeny from the suckler herd is sold as finished cattle through York Livestock Market.

2.4 **Machinery**

The applicant has the usual range of farming machinery, including tractors, combines, trailers, balers and implements required for the arable enterprise.

A full range of grass management equipment and implements are also owned by the applicant.

The Applicants farming operations and enterprises is self-sufficient and does not require the use of any contractors to carry out work on the farm.

2.4 **Assessment of Current Infrastructure**

The building space available to the Applicant, including the owned and rented buildings, does not provide enough storage capacity to provide for the storage of all of the straw, produce and machinery. Furthermore, Crop Assurance Standards are becoming a necessity in the production of sustainable food, as well as achieving higher welfare and environmental conditions. Some of the buildings available to the Applicant do not meet Assurance standards which the Applicant seeks to achieve through the construction of the proposed building.

An assessment of need is made in Section 4.1.

3.0 DEVELOPMENT PROPOSAL

This Application is for the erection of a general purpose agricultural building which will include purpose built grain storage and further General Purpose storage for straw, hay and silage. The building will also support machinery storage when space within the building is available.

3.1 Location

The proposed development site lies to the east of Flaxton.

The Applicant has carefully considered all sites that are available for the proposed building so as it causes minimal impact to the village of Flaxton and to the surrounding landscape.

3.2 Proposed Use

The proposed use of the new development is purely agricultural and will be predominantly for the storage of produce and some storage of farm machinery when available.

The building will assist the operations of an existing farming enterprise.

Currently the Applicant does not have enough available produce storage for the cereal crops at Stugdale House Farm, or in other available rented building space. The Applicant seeks to provide the necessary storage capacity through the erection of a purpose built building at Stugdale House Farm. Furthermore some of the buildings available to the Applicant for storage do not meet Farm Assurance Scheme standards, which is having a knock on effect in the economics of the farm business.

The Applicant is also using buildings that are suitable for some produce storage for the storage of machinery at different time throughout the year. This is creating a cross contamination issue, which results in the two uses needing to be separated.

The logistics resulting from the location of the buildings available to the Applicant are also creating significant pressure on:-

- Fuel costs
- Labour costs
- Movements of HGV vehicles in and around local villages

3.3 Site Assessment

A site assessment has been carried out by the applicant and has concluded that the proposed site is the most suitable for the proposed building to assist the existing farming business.

The siting of the proposed building has also been chosen to minimise the loss of productive agricultural land and without causing significant damage and disturbance to the surrounding environment and landscape.

3.4 Size & Appearance

The building will measure 57.19m x 29.00m x 8.5m to the eaves and will be of steel portal framed construction, with a box profile sheeted roof. The north and south elevation will comprise concrete panels to 3m and box profile sheeting over. The east elevation will comprise part concrete panels to 3m and box profile sheeting over incorporating a 20' roller shutter door, with 5 bays being open fronted. The west elevation will comprise concrete panels to 3m and box profile sheeting over.

The building will form an extension of a building which is being applied for through the Agricultural Notification Procedure.

3.5 Access

It is not considered that any additional consultation regarding the access should be required, or indeed any further works required as the access has already been used for its continued intended use.

Access to the site can be gained from either the east or west. Part of the purpose of the building is to reduce movements of both agricultural and heavy goods vehicles on and off the site, which should bring wider benefit to the surrounding villages and road users.

Both the access to the east and west has been used by the farming business and transport for many years without issue and it is therefore considered that the access will continue to be suitable for the proposed development.

3.6 Drainage

To use an existing drainage scheme.

To discharge rainwater into above ground attenuation storage. This water will be recycled by the Applicant, mainly through using the water to fill the sprayer which applies the various sprays and fertilisers to the arable and grass crops. The water will also be used for watering cattle. Any excess water will be discharged into the surrounding field drainage scheme.

4.1 General

To farm the land to its full economic potential; to assist an expanding farming business and to improve the logistics of farm movements, the proposed development will provide purpose-built produce storage. The following issues give rise for the need of the proposed building and the re-structure of the use of the buildings available to the Applicant:

- Location (HGV Movements) - Currently the base for the Applicants arable crop growing operations is based at Stugdale House Farm. All produce sold off of the Holding is weighed over the farm's weighbridge, which is again located at Stugdale House Farm. The produce includes all cereal crops such as wheat, barley and oil seed rape as well as the bi-products including straw. The hay and silage is also weighed before it leaves the Holding. The usual process would involve the HGV or tractor and trailer operated units to weigh themselves empty over the weighbridge, and reweighing once laden with the produce being transported. As produce is currently stored away from the main farmstead empty HGV's and tractor operated units will have to attend Stugdale House Farm to weigh empty then travel to the location the produce is currently being stored, and to return to Stugdale House Farm to be reweighed before heading off to its destination. This is creating a significant amount of movements and traffic on the road. The initial movement of the crop would be from the point of harvest, which would happen regardless of where the buildings were located. In this instance, if sufficient and suitable storage could be provided at Stugdale House Farm, the crop would be moved straight to the farm, dried and stored. There would then be one movement on to the Farm from a HGV to weigh empty, fill up with produce at Stugdale House Farm, reweigh, laden with produce and then continue to its destination all without leaving the Farm.

On the basis described above this will reduce a full movement of an empty wagon to a location away from the farmstead to fill up with produce as well as a movement away from the Farm for storage once it has been dried following harvest.

- Location (Drying Facilities) – The drying facilities for the cereal crops are located at Stugdale House Farm only. Therefore any crop which needs to be dried needs to be transported to Stugdale House Farm in the first instance. Crops are more increasingly in need of being dried and therefore it is the policy of the Applicant to run all harvested crops through the drying facilities. Therefore, the initial movement of the crop is from the field to Stugdale House Farm in any event. Stugdale House Farm provides minimal crop storage facilities and therefore the majority of produce once dried is moved out of the Farm into other buildings under the Applicant's control away from the main Farm. Part of the purpose of the proposed building is to allow the produce once dried to be stored at Stugdale House Farm until it is sold off of the

Holding to reduce the additional movements which result from the drying process.

To reduce movements of corn once it has been dried, and HGV movements once produce has been sold, would significantly reduce farm and HGV traffic on the roads surrounding the farm and through the local village of Flaxton which will bring benefits to both the road users and the residents.

- Environmental Benefit - An additional benefit of reducing the movements of vehicles would be for the environment. Omissions will be reduced due to less vehicles in operation producing less omissions and burning less fuel.
- Cost Savings Through Less Movements – The reduced movement of vehicles will bring economic benefits through machinery running and fuel costs and through a reduction in wage bill in paying staff to move corn unnecessarily around the Applicant's storage facilities. Furthermore, the time saving as a result of having storage facilities on site will free up staff time for other jobs.
- Farm Assurance Standards – The Applicant is registered with a Crop and Farm Assurance Scheme. The criteria and rules for remaining crop assured are becoming more stringent, and the buildings available to the Applicant are increasingly failing Assurance Scheme Standards. Therefore, the Applicant needs to invest money in new storage facilities to continue to comply with the standards required. The Applicant does receive a premium payment for crops which comply with the Crop Assurance Standards.
- Increased Yields & Production – The farming techniques and practices adopted by the Applicant are continually improving yields. The Applicant is a proven market leader in the development and use of precision agriculture, which has increased yields, which has in turn increased the need for further storage.
- Conditions of Buildings available to the Applicant – As already stated the buildings available to the Applicant are no longer meeting Crop Assurance Scheme Standards and are in need of significant modernisation and improvement to provide suitable storage. The Applicant can restructure the use of its buildings to store machinery in those which do not meet standards, by constructing further purpose built storage.

4.3 Planning Policy

4.3.1 Ryedale District Council Local Plan Strategy

Policy SP9 The Land Based and Rural Economy

Policy SP9 notes that "Land based economic activity is integral to the district economy, cultural heritage and identity". The proposed development will support a land based activity and also improve the economics of the rural land based business. Farming

subsidies are continually under review for reduction, and therefore farmers need to seek ways of cutting costs and improving economics, which the proposed building will play a significant role in achieving.

Policy SP13 Landscapes

The proposed building is being constructed within immediate proximity to an existing range of farm buildings. Furthermore the materials used will be neutral in colour which will assist in integrating it into the surrounding landscape. Due to the location of the farmstead, its position is well screened by existing natural features.

Policy SP16 Design

Careful consideration has been given to the design of the proposed building. The proposed building will meet the needs and demand of the agricultural business as well as causing the least amount of disturbance to the surrounding landscape. Furthermore the materials used in the construction of the buildings are typical of that expected of buildings of its nature and for the purposes of agriculture. The buildings will form a very similar appearance to those which already exist at Stugdale House Farm.

4.3.2 National Planning Policy Framework

Section 6 – Supporting a prosperous rural economy

The proposed development will support the sustainable growth and existence of an already existing farming enterprise. Farming methods and equipment have adapted and grown over the years and the existing buildings used by the farming enterprises will no longer support or provide the storage requirements of the farming business.

Furthermore, the logistics of supporting the farming enterprise both through the harvesting of crops and produce and its subsequent sale will see significant economic and logistical improvement through the construction of the proposed building, which will improve the management and economics of the farming business.

Section 12 – Achieving Well Designed Places

(see above Planning Policies)

4.3 Conclusion

Having assessed the requirements of the agricultural business and the reasons for the proposed building it is clear that the development will bring multiple benefits to both the Applicant and the surrounding community and landscape.

The development is also supported by Policies contained within the Ryedale District Council Local Plan Strategy and National Planning Policy Framework.

It is therefore requested that this Application is supported.