

**Planning Statement  
Incorporating  
Design and Access Statement**

**for the construction of a  
General Purpose Agricultural Building**

**On Land at**

**The Limefields  
Scoreby Lane  
Scoreby  
York**

**Dee  
Atkinson  
& Harrison**

**Planning Statement Incorporating a Design and Access Statement for the  
construction of a General Purpose Agricultural Building at The Limefields, Scoreby  
Lane, Scoreby, York.**

**1.0 GENERAL INFORMATION**

- 1.1 Applicant:** Mr Trevor Smith  
The Limefields  
Scoreby Lane  
Scoreb  
York
- 1.2 Agent:** Davina Fillingham MRICS FAAV NSch  
Dee Atkinson & Harrison  
The Exchange  
Exchange Street  
Driffield  
East Yorkshire  
YO25 6LD
- 1.3 Location:** The Limefields  
Scoreby Lane,  
Scoreby  
York
- 1.4 Local Authority:** City of York Council  
West Offices  
Station Rise York  
YO1 6GA
- 1.5 Country Parish Holding  
Number (CPH)** 50/628/0151

## **2.0 INTRODUCTION**

- 2.1** This report has been prepared at the request of Mr Trevor Smith (the client). The client has applied or is intending to apply for planning permission to construct an Agricultural Building south of The Limefields (the application site), to be used in connection with the management of his agricultural holding.
- 2.2** This report has been based on the information collected during an inspection of the application site and the following information supplied by the applicant:
- Plans, areas and tenure details for the land occupied and farmed by the applicant;
  - The National Planning Policy Framework – February 2019 ('NPPF')
  - City of York Draft Local Plan (Incorporating 4<sup>th</sup> Set of Changes) April 2005
- 2.3** The report makes no recommendations either for or against the Planning Application. The report can be made available to the Local Planning Authority or to an Inspector appointed under any Inquiry or Hearing in connection with this case at their request, but is otherwise privileged information.
- 2.4** The report has been prepared by Davina Fillingham MRICS FAAV a brief summary of the professional experience and qualifications for the agent is provided below:
- Member of Royal Institution of Chartered Surveyors (Rural Practice Division);
  - Fellow of the Association of Agricultural Valuers;
  - Nuffield Scholar
  - 16 years of professional experience within the rural sector.
  - Directly involved with the management and operation of a livestock farm in East Yorkshire.
  - FACTS qualified advisor
  - Agent for the Agricultural Mortgage Corporation

## **3.0 DEVELOPMENT PROPOSAL & BACKGROUND**

The proposed development involves the construction of a portal steel framed building 13.76m x 7.62m x 3.66m to the eaves, with brick walls to 1.20m clad over with Yorkshire boarding to the south west and north elevations and two bays with timber doors all under a fibre cement roof. The building will be divided into produce storage for all hay produced from the holding also providing shelter for agricultural livestock kept on the holding and a machinery store and workshop required for the storage and maintenance of machinery required for the management of the holding.

The applicant's property at The Limefields extends to approximately 6.20 Acres divided into 4.12 acres of grassland traditionally managed for hay, with the aftermath grazed by livestock, 0.35 acres of fruit orchard, 0.17 acres of ponds/ environmental land management, 0.98 acres of permanent grassland used for grazing only, The remainder of the land is occupied by the homestead.

An existing purpose built small range of stables provides shelter for two horses that graze the land but there is currently no agricultural infrastructure on the land for; covered storage for hay baled from the land, fruit storage from the orchard or storage for machinery required in association with the management of the land or shelter for agricultural livestock which prevents overwintering of livestock.



### 3.1. Site Assessment

The proposed site for the building is south of the existing homestead being on the land on which the existing agricultural operations are conducted.

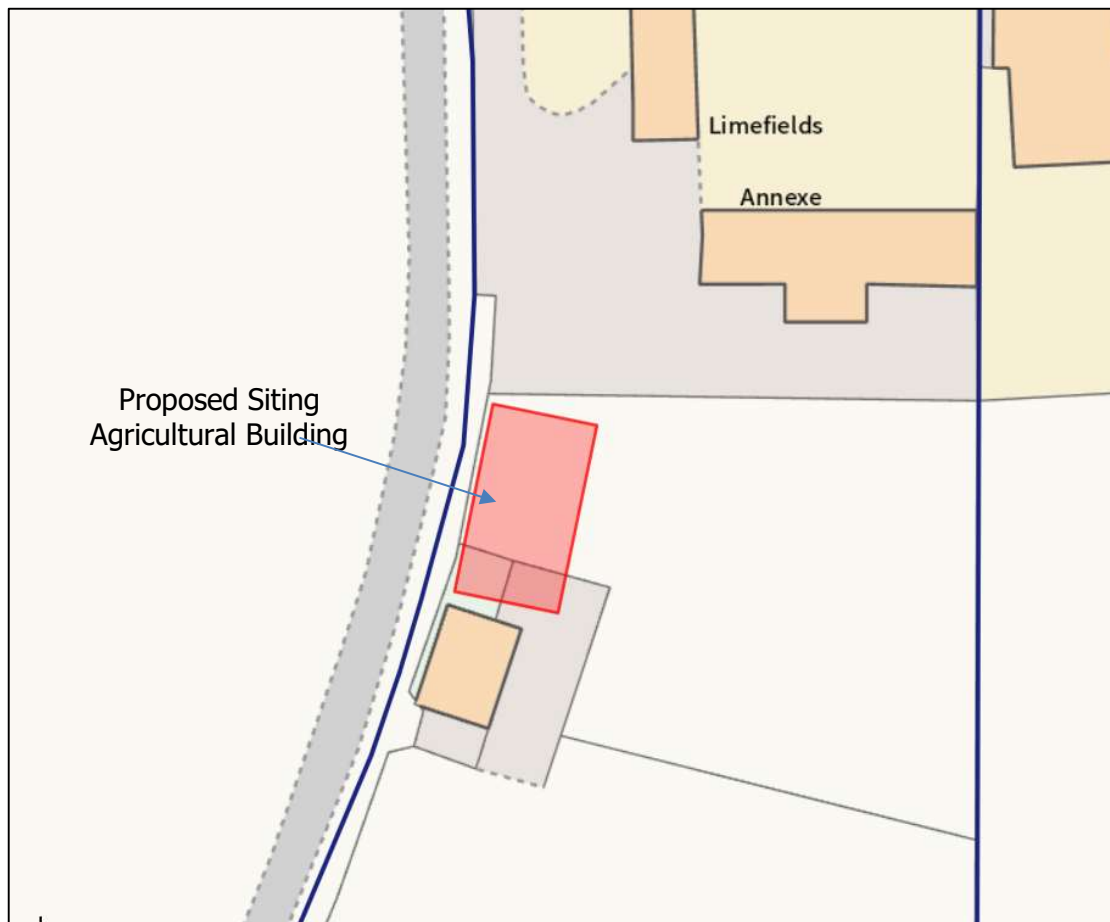
To the existing homestead is located to the north of the proposed development site and provides a well-maintained access to the site. Additional access is also available from land to the west.

To the west of the proposed site is a mature boundary hedge that provides established screening, to the south is an existing timber construction stable block and east is open grazing land.

The site is level and well screened within the existing cluster of buildings at The Limefields.

All existing services provided to the agricultural unit will be utilised by the proposed building.

There are no historic buildings/agricultural features or environmental features on the proposed site that would be affected by the proposed development.



### 3.2 Landscape Character and Setting

The site is located within the City of York Greenbelt and the applicant is, therefore, aware of the need to protect the landscape character and every effort has been made to site the building in the most appropriate location that does not detract from the openness of the Greenbelt.

In assessing the landscape character and impact of the proposed development, consideration has been given to the existing buildings on site to ensure that the proposed development remains in keeping. The proposal also provides an opportunity to enhance the appearance of the existing farm in the landscape, removing the need for external sheeted produce storage and potential poaching of land when livestock cannot currently be housed.

### **3.3 Amount of Development / Scale and Form**

The building will cover 104.85m<sup>2</sup> which has been calculated to be the minimum required area to meet the needs of the holding's current agricultural operations.

### **3.4 Use**

The building will provide much needed hay storage, machinery and livestock shelter connected with the agricultural management of the land.

### **3.5 Layout of Development / Siting**

The development is to be located to the south of the existing homestead to provide a close connecting with the land for which the use of the proposed building is connected and within an existing cluster of buildings in order to maintain the openness of the Green Belt, the siting of the proposed development and layout provides the least impact on the surrounding landscape.

### **3.6 Appearance and Landscaping**

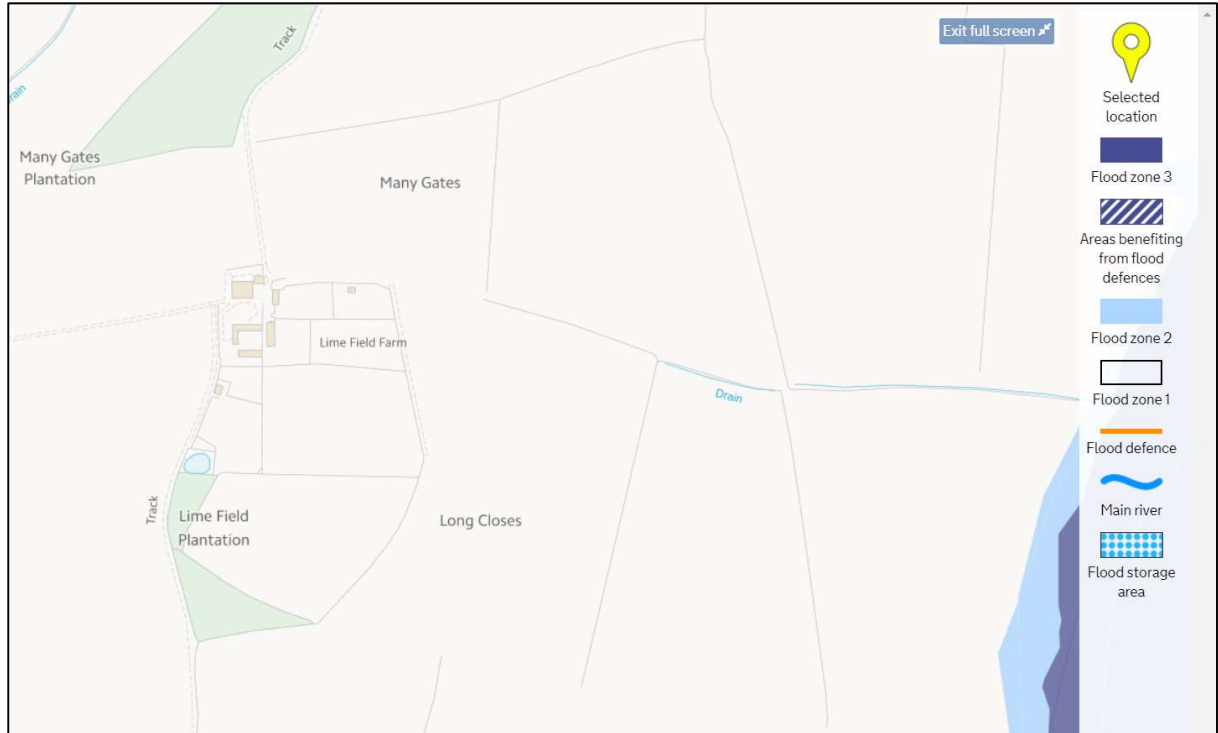
The agricultural building has been scaled so that it provides an effective and appropriate space for the holding. The existing together with the proposed areas of soft and hard surfaces as highlighted on the site plan will provide adequate landscaping to minimise the environmental and visual impact of the development.

### **3.7 Access**

The existing access to The Limefields is to be used with no additional works required.

### 3.8 Flood Risk & Drainage

The proposed site falls within Flood Zone 1 not at risk from flooding (see extract below from Flood Map for Planning). There should be no foul drainage produced from the building. Any surface water harvested from the roof will be stored on site and used for the purposes of agriculture.



## 4.0 JUSTIFICATION

### 4.1 Grassland & Habitat Management

The management of the land combines an agricultural use with the need to preserve the semi natural grassland nature of the land. The land mown for hay has been found to grow yellow rattle, a rare british wild flower found in traditional hay meadows and despite some agricultural improvement to the land, efforts are made to maintain this valuable habitat with careful management through traditional hay making and grazing of the aftermath, grazing has to be carefully controlled and ideally livestock carefully controlled to prevent poaching of the land but there is currently no shelter available for them when the land is grazed.

The hay has a potential value in the restoration of other semi natural grassland as it is used to provide yellow rattle seed when spread on land where habitat restoration is being conducted.



In order to preserve the seed the hay produced from the land must be kept clean and dry and undercover. You will appreciate careful management of this land has the potential to restore and enhance habitats further afield.

## **4.2 Agricultural Need**

The proposed building will provide produce and machinery storage and livestock shelter that meets the following requirements of the holding;

- Produce storage capacity for the requirements of the agricultural management of the land.
- Storage capacity for existing machinery associated with the agricultural management of the land with associated workshop facilities for maintenance of that machinery.
- Livestock housing capacity that meets and identified need, based livestock numbers currently grazing the land.
- Landscaping, design and location of the proposed building have been given significant thought and consultation to provide the most appropriate location.

## 5.0 PLANNING POLICY

### 5.1 National Planning Policy

#### **National Planning Policy Framework (NPPF) Feb 2019 Ministry of Housing, Communities and Local Government**

*Supporting a Prosperous Rural Economy Para 93*

*Planning policies should enable:*

*5.1.1.1 the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings:*

*5.1.1.2 Promote the development and diversification of agricultural and other land based rural business:*

#### **Response:**

**Construction of the proposed building will meet with the urgent requirements of the holding providing a well-designed new building to support the agricultural management of the land to maintain the value of agricultural produce from the land, provide shelter for livestock to ensure sustainable and environmental considerate management of the land and provide secure storage of machinery.**

*Para 145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- (a) buildings for agriculture and forestry;*
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*

#### **Response:**

**The application clearly relates to a functional agricultural need in accordance with the definition of Agriculture in the Town and Country Planning Act 1990 as set out below;**

*"agriculture" includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly*

*Para 141 of the NPPF States;*

*Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.*

**Response:**

**In farming the land the applicant also has regard to the environmental management that preserves and enhances the greenbelt landscape, visual amenity and biodiversity and within it and the proposed building is required to ensure that can continue to be carried out.**

## **5.2 Local Planning Policy**

### **5.2.1 Yorkshire and Humber Regional Spatial Strategy (RSS)**

The development plan for York comprises the saved policies YH9(C) and Y1 (C1 and C2) of the Yorkshire and Humber Regional Spatial Strategy (RSS) relating to the general extent of the York Green Belt as set out below;

*POLICY YH9: Green belts*

*The detailed inner boundaries of the Green Belt around York should be defined in order to establish long term development limits that safeguard the special character and setting of the historic city.*

*POLICY Y1: York sub area policy*

*Plans, strategies, investment decisions and programmes for the York sub area should:*

*Environment*

- 1. In the City of York LDF, define the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt about 6 miles from York city centre and the inner boundary in line with policy YH9C.*
- 2. Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.*

**Response:**

**The application site falls within the general extent of the Green Belt but has been carefully considered against the Green Belt policy requirements to protect and enhance the historical and environmental open area of the Green Belt.**

**5.2.2 City of York Draft Local Plan Incorporating the 4<sup>th</sup> Set of Changes ( April 2005)**

***GB1: Development in the Green Belt***

*Within the Green Belt, planning permission for development will only be granted where:*

- a) the scale, location and design of such development would not detract from the open character of the Green Belt;*
- b) it would not conflict with the purposes of including land within the Green Belt;*
- b) it would not prejudice the setting and special character of the City of York; AND it is for one of the following purposes:*
  - a. agriculture and forestry; or*

**Response:**

**The building is designed solely for the purposes of agriculture and is to be located within an existing cluster of buildings. Location, scale, materials and design have all been considered to provide a sustainable rural development proposal that contributes to the development of an agricultural management of the land and the enhancement of the local biodiversity and natural habitats, the proposal has been carefully considered in respect of the impact on the landscape.**

**The development would not conflict with the purposes of including land within the greenbelt but would support the agricultural land use and ensure that agricultural use of the land remains a viable use so to preserve the open nature of the greenbelt.**

## 6.0 CONCLUSION

Based on an assessment of the existing infrastructure on the holding and requirements of the existing enterprise there is an express need for the proposed development.

All relevant factors have been taken into account when considering the location of the building, choosing a location with the least disturbance to the landscape whilst locating the building within the existing cluster of farm development. The proposal both accords with both National and Local Planning Policy and meets with the requirements of the agricultural enterprise to contribute to a sustainable agricultural development.

April 2021

Davina Fillingham MRICS FAAV Nsch