

# **PLANNING & DESIGN STATEMENT**

## **NEW LIVESTOCK BUILDING**

AT SPRINGWOOD STABLES ADJACENT TO

SPRING WOOD

NEW ROAD

ESCRICK YORK

YO19 6EZ

## **Use**

The proposed Agricultural building is to provide safe weather proof animal housing for both sheep and Alpacas, an Isolation pen for new stock, weighing area and housing through the winter to undertake animal husbandry tasks.

The proposed building is on a grass field of approximately 12.11 acres (4.9 hectare), the land is currently sown to grass lying west to Spring Wood.

## **Appearance / Amount**

The livestock building is a standard steel portal frame design, an open plan interior split for isolation pen and an area to hold livestock for general livestock duties. The building will be accessed by one of the two metal open fronted gates, there is also a side pedestrian door to access the storage room. The foot plan of the building is 15.0mtr x 6.7mtr, the roof will be clad with profile steel sheeting, the external elevations will be green box profile sheets to match the existing Agricultural building.

## **Scale**

The total area of the field is 12.11 acres (4.9 hectare), the total proposed agricultural building is 100mtr sq.

The livestock building eaves height is 3.6mtr, and the ridge no higher than 4.960mtr.

## **Layout/Access**

The location of the building is near the existing agricultural building, there is no additional hardstanding / parking for vehicles, all existing is utilised.

## **Drainage**

Surface water will be guttered from the proposed buildings and taken off to a soak away, the land is sandy free draining.

## **Environment and Landscaping**

There will be no felling of trees, removal of hedges, , there are no plans for any additional landscaping. There will be the installation of mains water and electric. The design of the building is to BS 5502 Class 2 (Agricultural) and on former agricultural land and considered not to be harmful to the countryside.

## **Impact on Neighbouring Residential Amenity**

The site is located within the countryside the nearest house is Spring House Farm approximately 250mtr away and is considered to not be significantly affected by the building.

## Heritage Statement

There are no places or buildings of heritage value nearby, therefore no loss of heritage value associated with this proposal, there are no assets of Heritage value which would be adversely affected.



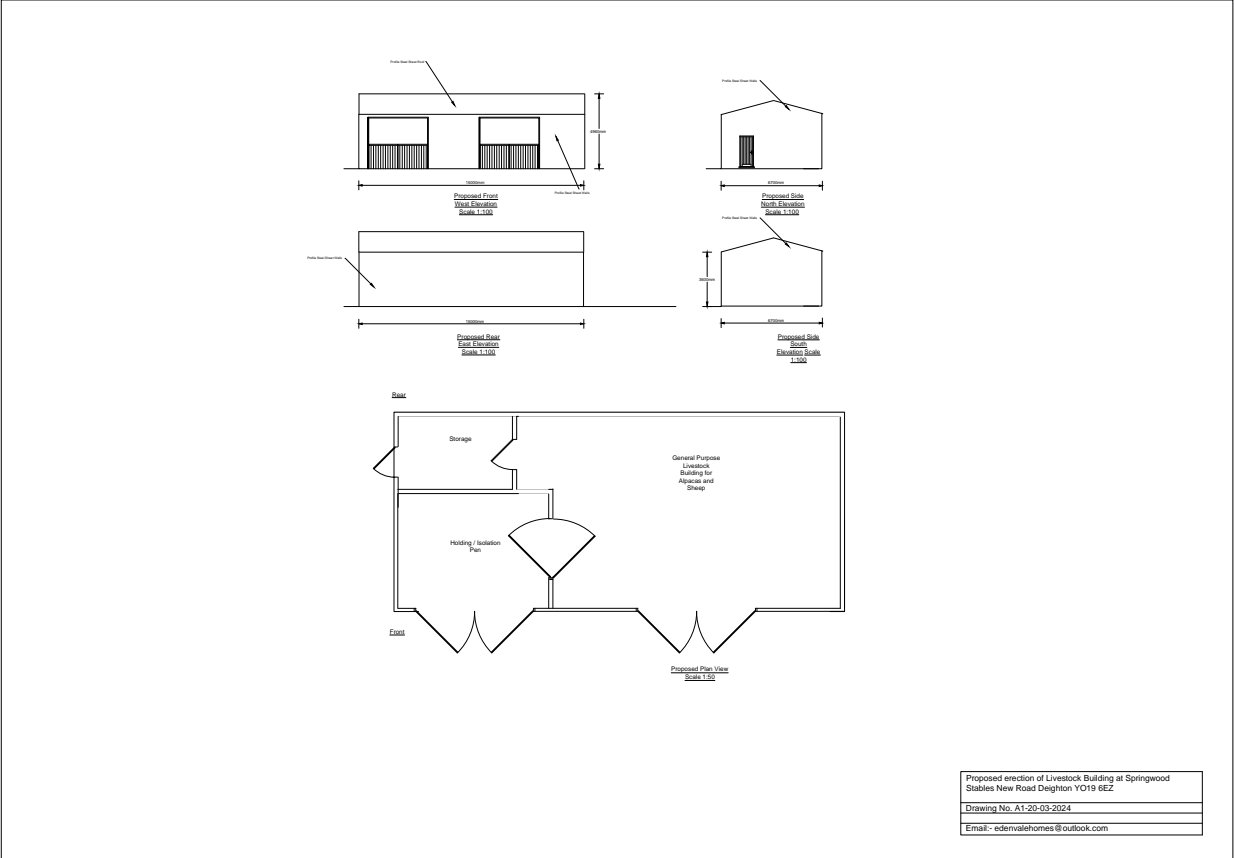
<b>Title;</b>	Springwood Stables, New Road, Deighton, York YO19 6EZ Location Plan
<b>Scale;</b>	1/1,1250 @ A3
<b>Date;</b>	April 2024
<b>Plan No;</b>	SD/Edenvale/02
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Existing Location Plan (not to scale)



<b>Title;</b>	Springwood Stables, New Road, Deighton, York YO19 6EZ	
	Block Plan	
<b>Scale;</b>	1/1,250 @ A3	<b>Date;</b> April 2024
		<b>Plan No;</b> SD/Edenvale/01
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Proposed Block plan (not to scale)



Proposed elevations and floor plan (not to scale)