

NYMNPA

06/03/2019

6 March 2019

Planning Supporting Statement (incl. Heritage Statement & FRA)

For: Mrs L Heath

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Contents

1.0	Introduction	4
2.0	Purpose of Statement	4
3.0	Planning History	4
4.0	The Site	5
5.0	Flood Risk Assessment	8
6.0	Heritage Significance.....	14
7.0	The Proposal	17
8.0	Planning Policy Context.....	19
9.0	Planning Assessment	22
10.0	Conclusion.....	24

Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by
01	06/03/2019	Client amends	CWP

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1.0 Introduction

- 1.1 Cheryl Ward Planning has been instructed to submit a planning application in relation to the area outlined in red on the attached location plan at Egton Manor, Barnards Road, Egton, Whitby, YO21 1UY.
- 1.2 In brief, planning permission is sought to vary the use of the summer house with a flexible use that would facilitate overnight accommodation. The cabin is an existing building within the grounds of Egton Manor and would continue to be used for domestic purposes ancillary to the enjoyment of the main house. The summerhouse has been in situ since 2004.
- 1.3 The accompanying plans identify the site in relation to Egton Manor and adjacent listed buildings, the River Esk and the established woodland.
- 1.4 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute practising within the RTPI's Code of Conduct.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.

3.0 Planning History

- 3.1 A search of the NYM National Park Authority's online search facility has revealed the sites planning history.

NYM/2004/0515/FL – Construction of a summer house (retrospective) at Egton Manor – Approve.

Condition 1 of NYM/2004/0515/FL states:

The summerhouse hereby permitted shall remain in the same ownership as Egton Manor and shall be used only for domestic purposes ancillary to the enjoyment of Egton Manor.

The summerhouse shall not be used for any form of self-contained residential use or any form of residential use which is beyond that which could be defined as ancillary to the enjoyment of the main dwelling known as Egton Manor.

Reason:

This substantial structure is considered acceptable only if it is used in association and ancillary to the existing dwelling and provided it is not used as any form of residential unit. So ensuring compliance with policy H9 of the North York Moors Local Plan.

- 3.2 The purpose of this application is to vary part of Condition 1 of NYM/2004/0515/FL, to allow the summerhouse, which is used by the owners and occupants of Egton Manor as a fishing cabin, to be used and occupied by overnight guests who are non family members.
- 3.3 The varied consent would allow the continued use of the summerhouse and provide the applicant with the flexibility to utilise it for overnight accommodation for visitors to Egton Estate.

4.0 The Site

Site context and surroundings

- 4.1 Egton Manor is located six miles from Whitby. The Manor is situated in the lower part of Egton Bridge between the Esk Valley Railway and north of the River Esk on Barnard's Road.
- 4.2 For planning purposes the application site falls within the North York Moors National Parks planning jurisdiction and is deemed to be within the open countryside.
- 4.3 Egton Manor is a Grade II listed building and primary residence. The Estate is managed and run by the occupants of Egton Manor which has been in the same family since 1869.
- 4.4 The site falls within the Egton Bridge Conservation Area, one of 42 in the National Park.

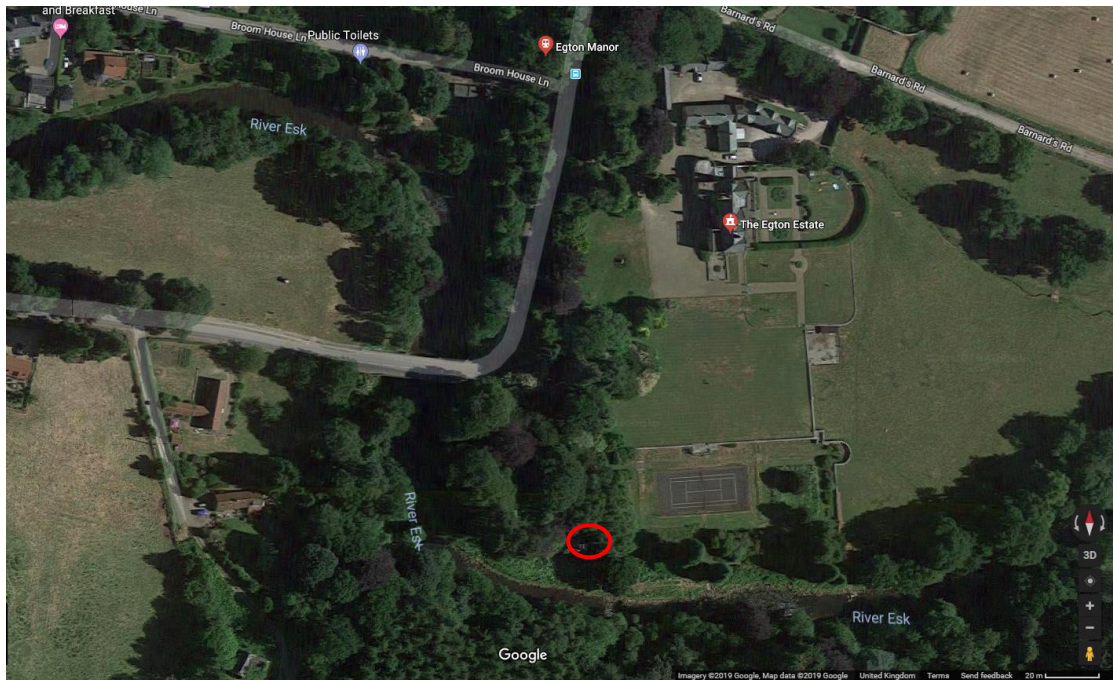


Fig 1. – Egton Manor and position of summerhouse within trees above the River Esk

Local Landscape and Topography

- 4.5 A Landscape Character Assessment of the North York Moors was published in 2003 (White, Young, Green) identified nine landscape character areas. The local landscape surrounding the application site is described as 'Central Valley' which is defined as the area of the Esk Valley in the heart of the NY Moors.
- 4.6 Each Landscape Character Type has a different vegetation pattern. The vegetation pattern is a combination of vegetation types such as grassland, scrub, woodland, hedgerows, parkland and moorland.
- 4.7 The Landscape Character Assessment is an effective tool in providing an understanding of the landscape character of a particular site and its wider setting or context.
- 4.8 A key characteristic of the area is the River Esk and this comprises a visually dominant feature which is well linked to the grounds of Egton Manor and the estate. The river banks are well-wooded which also provides a useful setting for the proposal. Intake Wood falls on the south side of the river. The river is fished for catch and release salmon fishing only.
- 4.9 The Landscape Character Assessment has helped inform the application process. It successfully identifies the existing features such as trees and the water course and river bed and channel which are taken into consideration in the assessment of the case particularly for their amenity value and their added maturity to the local environment.



Fig 2. – Identifies the depth and height of the river bank together with the tress and the water course (left)



Fig 3. – Looking down stream (east) of the River Esk

- 4.10 The site comprises an attractive and open yet private landscape with various outbuildings, a walled garden, lawn gardens and tennis court. All are to the north of the River Esk where the topography can be described as relatively flat. From the house the land flows to the river before it drops sharply into the river channel, from the river bank to the river bed there is an approximate 3.5 metre fall.
- 4.11 The area is surrounded by well established, attractive trees which add to the patina and local characteristics of the area. These special features form the local landscape and are used to form an appreciation of setting that is proportionate to the significance of Egton Manor as a whole. The heritage of the site and the impact of the proposal is described in more detail later in the Statement. The application site is not overlooked.

5.0 Flood Risk Assessment

- 5.1 Site-specific Flood Risk Assessments are required for any development located within Flood Zones 2 or 3, and for development larger than 1 hectare in size in Flood Zone 1.
- 5.2 A Flood Risk Assessment (FRA) should identify the level of flood risk to a property or site. This helps to identify the measures (*if any*) that are necessary to make a property or site safer and ensure that it will not increase the risk of flooding elsewhere.
- 5.3 This assessment has been formulated in accordance with the National Planning Policy Framework (NPPF) 2018 and NPPG (2015).
- 5.4 It is to be used to assist the Local Planning Authority and Environment Agency when considering the flooding issues of the proposed development as part of a planning application.

Development Site

- 5.5 The application site which includes the existing cabin is located in Flood Zone 3 and therefore is at high risk of flooding from the River Esk. It is noted that the NPPF seeks to direct all development to sites with the lowest risk of flooding.
- 5.6 Looking over the lifetime of the proposed development, the site lies within Flood Zone 3 and a Flood Risk Assessment must be carried out for development in such areas.

Development Proposal

- 5.7 Sites used for holiday chalet purposes are classed as 'More Vulnerable' according to Table 2 'Flood Risk Vulnerability Classification'. Table 3 'Flood Risk Vulnerability and Flood Zone Compatibility' states that 'More Vulnerable' developments require an Exception Test, having first applied the Sequential Test.

Sequential Test

- 5.8 Whilst the development itself is of a minor nature it is classified as having a high probability of flood risk vulnerability. The structure has been in situ for some 15 years and the remaining lifetime of the proposed development is assumed to be a further 15 + years.

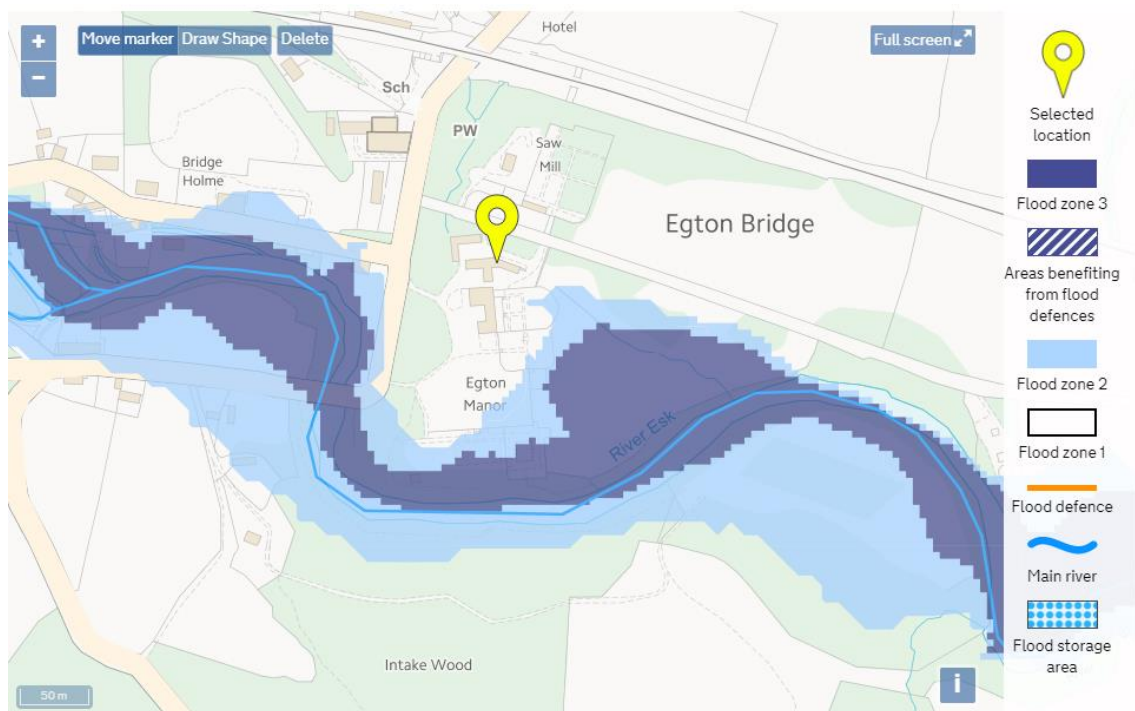


Fig 4. – Source: Flood maps for planning service - @ Gov.uk

- 5.9 With reference to the Environment Agency's Flood Risk Map, it is the case that there are sequentially preferable sites at a lower risk of flooding located further North, beyond the existing woodland and much closer and physically exposed to the Grade II Listed Manor House.
- 5.10 These locations further North have been discounted as not reasonably available, principally because the cabin would be drawn out of the woodland tree line to a location closer to the listed building and much more exposed in views both towards and more significantly out of the Listed Building.
- 5.11 Locating the cabin further North would also mean the cabin would become physically divorced and disassociated from the river, compromising its original intended purpose (still required) and the attraction to non-family members wishing to visit the site and fish arguably the best salmon pool on the river.
- 5.12 Having regard to the heritage assets and functional and operational factors it is considered that there are no reasonably available sequentially preferable sites to accommodate the summer house used by those using the adjacent fishing pool. No other site has a pool of such sporting significance. The applicant is wholly supportive of the preservation of the River and its natural attributes.

- 5.13 Having regard to the requirement to undertake a Sequential Test to rule out the availability of other reasonably available sites at lower risk, it is important to be clear that the summer house already exists and it is intended to continue to be used as accommodation for those engaged in fishing and/or to be in close proximity to the river to enjoy the character, amenity and views of the river.
- 5.14 The summer house therefore has a clear functional association with the river and there is a requirement to continue to be located in close proximity to the river on the river bank.

Exception Test

- 5.15 There are three elements to the Exception Test:

1) Would the proposed development provide wider sustainability benefits to the community which outweigh the flood risk to and from the proposed development?

The wider sustainability benefits to the local community include the positive economic and social sustainability outcomes. These benefits are to be delivered by the applicants who are keen to make Egton Manor and estate grounds including those adjacent to the River more accessible in a subtle and low key sustainable way through existing sporting rights and tourism (visitors).

The applicants intend to use the income generated from visitor accommodation to assist with the ongoing stewardship, management and maintenance of the Estate and the long terms conservation of Listed Buildings.

Visitors to the cabin will also be likely to spend at local shops, cafes and restaurants, therefore positive economic multiplier effects for other local businesses are envisaged.

The cabin will also need to be regularly cleaned and laundered, which will contribute towards a small number of jobs for local people.

Key objectives of the National Park are to support the tourism and recreation sector, strengthen and diversify the local economy, promote healthy and sustainable communities and encourage opportunities for understanding and enjoyment of the Park.

The opportunity for small scale, low impact/low intensity public use of the estate grounds including the use of the cabin for overnight accommodation will help the National Park Authority to deliver some of its key identified sustainability objectives.

2) Will the proposed development remain safe over its lifetime without increasing flood risk elsewhere?

The cabin is elevated above the surrounding ground level and is above the known high water level of the river (approx. 3.5 metres above the river bed), therefore, even in the event of a flood, the principal cabin structure is unlikely to be affected.

Directly to the North of the cabin the flood risk Zone reduces to Flood Zone 2. The principal Manor House and the vehicular access to it are also located in Flood Zone 1. It is therefore the case that there is access to a place of safety and an escape route in very close proximity to the cabin.

It is important to note that the cabin will not be used in flood conditions.

The cabin will remain within the ownership and control of the applicants and will be managed by them from Egton Manor. Guests will be provided with an information pack on arrival, making them aware of the fact that the site is within flood risk - providing them with important information and advice, particularly in relation to an escape route and place of safety in the event of a flood event.

The cabin is already well established and forms part of the woodland and its setting and has done for 15 years and is a small scale structure. There is no other property in close proximity. Having regard to these factors it is not anticipated that the proposals would increase the risk of flooding elsewhere.

The family have occupied Egton Manor for the last 45 years and during this time the river hasn't in known memory flooded up to the level of the summer house nor has any claim been made for occurrences of flooding. Not even the river bench has been washed away.

To infiltrate the cabin would mean the river would need to rise up and out of the river channel and over top the banking at around 3.5 metres.

3) Will it be possible for the development to reduce flood risk overall (e.g. through the provision of improved drainage)

Given the size of the cabin, the amount of surface run-off is considered to be small scale. It is considered that there is limited scope to reduce flood risk overall within the parameters of this application.

National and Local Planning Policy

The development is unlikely to increase flood risk elsewhere and it is therefore considered appropriate development in the context of the site in accordance with paragraph 155 and 164 of the NPPF.

At a local policy level, there is a requirement under Development Policy 2 of the NYM Local Plan that development will not lead to an increase in flood risk elsewhere and a site specific FRA is submitted where required. These requirements are subsequently met.

Flood Risk Management

The River Esk is located c. 15.5 metres to the south of the timber cabin. The ground level rises significantly out of the river channel at around 3.5 metres and then by approx. 500mm + from the edge of the river before reaching the cabin.

There are approx. nine steps up to the top deck of the cabin. The cabin is a stilted structure with a void beneath which would enable water to pass beneath.

The proposed development comprises:

- A simple timber cabin which is positioned well back from the river edge. It sits directly on a level base directly above the ground on stilts and a void beneath
- A building with no foundation requirements
- An internal floor level of approx. 1000mm above the ground level
- A structure that is not for habitation
- A structure that will not increase the risk of flooding elsewhere over its predicted lifetime.

Flood mitigation measures

Due to the nature of the proposed development it is not considered in this case that the site requires any special or compensatory flood mitigation measures, such as flood resistant and resilient construction techniques. There are no residual risks to the site.

Conclusion - Flood Risk Assessment

In conclusion:

- it is suggested that those providing a consultation response to the application will need to visit the site to make a proper assessment
- the timber cabin is unlikely to flood
- floor levels within the proposed development are set no lower than the existing ground level
- the development is not a residential dwelling; hence no persons will be present and/or in the cabin in the event of a flood
- flood waters are unlikely to reach the entrance doors to the cabin given the preferential pathway for the river to flow and land levels to river bed ratios
- should a flood event take place, with plenty of warning the cabin would not be available for use

The site is considered to be generally at a low risk and the nature of the scheme can be appropriately managed without the need for flood mitigation.

Based on the likely flooding risk it is considered that the proposed development can be maintained and operated safely in flood risk terms without increasing flood risk elsewhere.

The development is therefore an appropriate development in accordance with the NPPF (2018) and NPPG (2015) and Development Policy 2 of the NYM Local Plan.

Overall in relation to flood risk it is considered that there are no reasonably available, sequentially preferable sites given the functional association of the cabin with the deep salmon pool and river.

Balanced with the necessity to avoid sites which would be closer and more exposed and harmful to the various heritage rich assets within the grounds of Egton Manor it is considered that the Exception Test has been applied successfully.



Fig 5. – shows the rising land levels.



Fig 6. – height of the structure, steps to deck and void beneath

6.0 Heritage Significance

- 6.1 The application site is located approximately 150 metres away from Egton Manor, a Grade II Listed Building. The site is also located within the Egton Bridge designated Conservation Area.
- 6.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering applications for planning permission special regard should be had to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of this Act states that local planning authorities have a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 6.3 Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 6.4 Paragraph 192 of the NPPF states in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the

significance of heritage assets, and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.

- 6.5 Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 6.6 Paragraph 193 of the NPPF states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, and all of a listed number of criteria apply.
- 6.7 Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.8 Paragraph 200 of the NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 6.9 NYM Local Development Framework Core Policy G (Landscape, Design and Historic Assets) and Development Policies 4 (Conservation Areas) and 5 (Listed Buildings) safeguard the architectural and historic interest of listed buildings and their settings together with the character and appearance of designated Conservation Areas.

Egton Manor, Grade II Listed Building

- 6.10 The historic environment record list entry description states: -

"EGTON EGTON BRIDGE NZ8005-8105 16/6 Egton Manor 19.2.52 (formerly listed as Manor House)

GV II Shooting box, now country house. 1893; enlarged 1913; major remodelling and part demolition 1979. For the Foster family. C19 part of hammered sandstone, extensions and rebuilding in herringbone-tooled sandstone; sandstone ashlar dressings; slate roofs. Irregular plan. Entrance front: 2-storey and attic, 4-window centre range between 2-storey, 1-window projecting wings. Off-centre 1-storey porch with attached Tuscan angle columns. 6-panel door beneath painted low relief of the Foster bugles. Porch flanked by 12-pane sashes; 8-pane sash at right end. At left end, lowest stage of extruded corner stack contains 12-pane sash with flat hood beneath fine carving of a dragon and flames. Left wing return has 1-storey, 3-window canted

bay beneath plain, coped parapet. Remaining ground-floor and all first-floor windows are 12-pane sashes; attic windows 4-pane sashes. Windows in plain raised surrounds, with moulded sills on first floor and attic. Moulded sill band and cornice across ground and first floors. Moulded eaves cornice and plain, coped parapet to wings, balustraded across fronts. Rainwater goods dated 1913. Leftof-centre extruded stack, and right-of-centre anti left end ridge stacks. Extruded stack has arched bell opening with oval domed canopy beneath flue bank. Roof hipped at right end. Garden front: C19 part 2 storeys and attic, 3 gabled bays; slightly projecting 3-bay C20 extension at right. Shallow pedimented Ionic porch in right end bay of C19 part, with radial glazed door beneath keyed arch on Ionic pilasters. Original doorway to right now blocked by 12-pane sash. Paired tall 12-pane sashes over present door, to left of panel carved with garlanded Foster Arms. Remaining ground and first floor windows left of porch are 4-pane sashes. Attic windows are triple sashes. Plain raised surrounds to all windows, all with moulded sills except those on ground floor left. Moulded eaves cornice. Fine moulded rainwater goods. Extension articulated 1:2 by pilasters. 12-pane sashes in plain, raised surrounds. Sillband on ground floor and moulded sills on first floor. First floor and eaves cornices. Plain parapet over left bay rises to form shaped attic gable at right. Attic window is triple sash with moulded sill, beneath cornice hoodmould breaking over centre light. Pilasters rise into parapet to form piers, crowned by ball and pedestal finials. Rectangular panel in first floor centre carved with garlanded bugle and date 19 : 13".

- 6.11 The application is for a variation of the use and occupancy of the existing cabin to enable overnight accommodation.
- 6.12 It is not considered that the extended use would exert any adverse or material impacts on the setting of the existing listed Manor House. The existing mature woodland situated between the cabin and the Manor House ensures that the two are not seen within the same context.
- Egton Bridge Conservation Area
- 6.13 It is not considered that the proposed dual/flexible use and/or occupancy of the cabin would exert any material adverse effects on the character and appearance of the Conservation Area.
- 6.14 The cabin is already a well established structure within the grounds of Egton Manor and occupancy by either a family member or paying guests partaking in the quiet enjoyment of the area surrounding the River is unlikely to be materially different from family members engaged in the same small scale, low key and low intensity activities.
- 6.15 Guests arriving by car or other sustainable modes of transport would park near the main house and so there is no associated operational or vehicular development proposed which might otherwise detract from the prevailing character and appearance or views into or out of the Conservation Area.

7.0 The Proposal

- 7.1 The proposal seeks to make use of an existing summer house restrict by use to family members only. The application seeks to vary Condition 1 of NYM/2004/0515/FL, to allow the cabin to be used for overnight family and visitor accommodation, principally for fishing based on accommodation being situated adjacent to the river.
- 7.2 Essentially, the building would take on a dual function i.e. it will continue to operate as it does at present together with the option to utilise it for overnight accommodation.
- 7.3 Site plan (001) identifies the development in relation to Egton Manor and the exact position of the existing cabin which is sensitively located within the woodland close to the River Esk.
- 7.4 The site is physically and functionally linked to Egton Manor and associated outbuildings and the grounds of the estate.
- 7.5 The cabin is a stilted timber structure (log cabin) of a size which is able to accommodate the proposed use for overnight accommodation.
- 7.6 The development is needed to contribute to the estates income and will offer a diverse yet distinct and discrete tourism and recreational product which forms part of the larger business plan for the site.
- 7.7 A more detailed specification of the structure is included on the plan which accompanies the application (003). It provides the dimensions and floor layout.
- 7.8 The cabin will remain within the ownership and control of the applicant who live at Egton Manor. The cabin will continue to be available for use by the family, ancillary and incidental to the enjoyment of the principal house, however this application seeks flexibility of use and occupancy to enable overnight accommodation for paying guests/visitors to Egton Manor. The applicants will manage bookings from Egton Manor.

Access

- 7.9 The fishing cabin is a modest structure capable of providing accommodation for a maximum of two people, travelling to site in a single vehicle.
- 7.10 Access to the site will be via the Manor House's principal access from Barnard's Road to the North. Guests will park in the yard adjacent at the Manor House and will access the cabin by foot either through the wooded garden or via the front gardens and past the tennis court.
- 7.11 Given the size and scale of the cabin activity levels and traffic generation will be small scale if not negligible.

Local Economy

7.12 Although small scale, the development will contribute effectively to supporting the local tourism and recreation industry and is likely to assist in the retention of visitors in the National Park for longer. Nearby facilities include:

- Esk Valley Railway
- Cycle Hub, Fryup, Danby
- Whitby/Whitby Abbey
- Danby Moors Visitor Centre
- Local tearooms and places to eat
- NY Moors in general

Dark Nights, Peace and Tranquillity

7.13 Dark night skies are one of the NY Moors special qualities. The ability to experience dark skies comes from the large areas of open countryside where there are low levels of light pollution.

7.14 The natural and open characteristics of the woodland clearing of the application site make it a perfect viewing point for experiencing the dark and starry skies in dramatic surroundings, from the valley floor to the top of the trees.

7.15 From the cabin deck visitors will experience the day turn to night. Visitors will experience night time wildlife and biodiversity such as bats, moths and nightjar.

7.16 The site is a safe place where visitors can become totally immersed in the special qualities and conquer the strong feeling of remoteness. Making the cabin available is something of an experience the applicant wishes to share with visitors:

Stillness

Rustling of the trees in the breeze

A sense of calm from busy day to day lives

Serenity

Peacefulness

Quietness except for wildlife

The flow of the river

Restfulness

8.0 Planning Policy Context

Planning and Compulsory Purchase Act 2004

- 8.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a planned system of development control.
- 8.2 Under section 70(0) of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise. The determination of planning proposals must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2012)

- 8.3 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in July 2018 and is a contributing material consideration. It provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 8.4 Paragraph 7 of the recently published NPPF states that ‘at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs’.
- 8.5 Paragraph 8 of the NPPF states that ‘achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways’ (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective
 - b) a social objective
 - c) an environmental objective
- 8.6 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no development plan policies, or the policies which are most important for determining application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 8.7 Paragraph 38 of the NPPF advises that ‘local planning authorities should approach decisions on proposed development in a positive and creative way to secure developments that will improve the economic, social and environmental conditions of the area’.
- 8.8 Paragraph 83 of the NPPF states that ‘planning policies and decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship’.
- 8.9 Paragraph 131 of the NPPF states that ‘in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings’.
- 8.10 In addition to the above, paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

North York Moors National Park Authority – Core Strategy and Development Policies (2008)

- 8.11 The Core Strategy and Development Policies document sets out the policies which guide where new development will take place in the NYM National Park and to determine planning applications.
- 8.12 The Core Strategy and Development Policies was adopted in November 2008 and is nearing its term for providing up to date planning policy. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.
- 8.13 An overall summary of National and local planning policies considered relevant to the case are summarised in the table below:

DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2018)	Paragraphs 2, 7, 8, 10, 11, 38, 39, 83, 84, 170, 171, 172, 174, 175, 189, 192, 193, 196, 200
Local Development Plan in force	
NYM Local Development Framework (2008)	Core Policy A – Delivering National Park Purposes and Sustainable Development Core Policy B – Spatial Strategy Core Policy G – Landscape, Design and Historic Assets Core Policy H – Rural Economy Development Policy 3 – Design Development Policy 4 – Conservation Areas Development Policy 5 – Listed Buildings Development Policy 14 – Tourism and Recreation Development Policy 16 – Chalet and Camping Sites
Supplementary Planning Documents	Design Guide, Part 1 – General Principles

9.0 Planning Assessment

- 9.1 The principle of allowing greater flexibility of use and occupancy of the approved summer is considered to be acceptable. At both a national and a local level the NPPF and the National Park's Core Strategy and Development Policies Document offer support to the development of the rural economy, rural business and visitor/tourism accommodation.
- 9.2 Paragraph 4.8 of the NYM Local Plan states that tourism continues to play an important role in the economy and the quality of the tourism 'product' has been upgraded to enhance the visitor's experience and provide for high quality, year round employment. Spatial Objectives 7 and 8 offers support to the tourism and recreation industry by ensuring that development contributes to the local economy and provides opportunities for enjoying the Park's special qualities. Core Policy A strengthens the position in qualifying that priority will be given to strengthening and diversifying the rural economy and providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities.
- 9.3 The site is located in the open countryside where Core Policy B supports tourism or other rural enterprise developments, including the re-use of existing buildings.
- 9.4 The proposal is fundamentally of a low key nature and is compatible with the use of Egton Manor. The cabin is integrated into the local woodland in a way that does not result in an unacceptable or adverse impact on its character and appearance.
- 9.5 It is a type of accommodation that is growing in popularity, particularly in this part of the NYM where tourism and recreation are successfully working hand in hand.
- 9.6 The flexible use of the small cabin for short stay accommodation is considered to comply with this policy and will also facilitate wider public enjoyment at a unique location with one of the best salmon pools on the river.
- 9.7 **Core Policy H** seeks to strengthen the local rural economy, including sustainable tourism based on recreation activities and tourism development related to the understanding and enjoyment of the Park.
- 9.8 **Development Policy 14** seeks to maintain and improve the quality of the tourism and recreation product in the National Park, through adopting the principles of sustainable tourism. The application will make use of an existing structure and the proposal is a question of use rather than introduction of a new structure.
- 9.9 Existing levels of activity and noise are unlikely to increase in any meaningful way and therefore it is not anticipated that the proposals would detract from the experience of visitors and the quality of life of local residents, having regard in particular to the location of the site away from existing neighbours; the fact there are no views of the site and no public rights of way in close proximity and; taking account of the considerable expanse of mature tree coverage screening the site.

- 9.10 **Development Policy 16** relates to proposals for small scale new chalet sites. The proposal is considered to accord with this policy inasmuch as the site is located within an area of mature trees/woodland which is well established and already provides a setting for the existing cabin.
- 9.11 The existing cabin is already satisfactorily accommodated within the wider landscape and does not harm the Park's special qualities. The use of the cabin for visitor accommodation would be managed by the applicant at Egton Manor, the nature and scale of the development is one which is in keeping with the special qualities of the Park, notably its peace and tranquillity. There will be no significant increase in traffic and the structure is capable of being easily dismantled and removed if no longer required.
- 9.12 The development will not superficially change the key characteristics of the surrounding area or affect natural habitats, biodiversity and the environment.

10.0 Conclusion

- 10.1 The NYM Management Plan and planning policies acknowledge the integral and valuable contribution that tourism makes to the local economy and is supportive of the National Park area being used more actively for small scale and unique tourist accommodation. This is considered necessary to support a prosperous rural economy.
- 10.2 Supporting sustainable rural tourism development which respects the character of the countryside is key contributory factor of the NPPF (para. 83).
- 10.3 The application seeks a more flexible use and occupancy of the previously consented and existing cabin, which is currently restricted to be ancillary to the enjoyment of Egton Manor only.
- 10.4 With the site management secured it is considered that the three dimensions of sustainable development are met:
- Economic role – the development contributes to building a strong, responsive and competitive rural economy with a unique type of accommodation tailored to the site.
 - Social role – the development is supportive of a strong, vibrant and healthy community and provides a facility that is accessible to users without harm to existing infrastructure or amenity.
 - Environmental role – the development contributes to protecting and enhancing the natural and built environment in the best possible way. The development maintains a low activity ratio with minimal intervention such as lighting thereby contributing to a low carbon economy.
- 10.5 It is acknowledged that the existing cabin already lies in Flood Zone 3 and the proposed use and occupancy would alter its vulnerability classification. Consideration has been given to sequentially preferable sites at a lower risk of flooding, however, whilst there are some such sites within the grounds of the Estate located further North, these are away from the river and thus the principal attraction and functional association of the cabin with the river and its deep salmon pool is key and would be lost if the cabin had to be relocated.
- 10.6 Moreover, locations further north are closer and visually and physically more exposed to the Listed Manor House and the other listed buildings on the estate and thus relocation would have a harmful effect on the setting of these heritage assets. The Manor House itself and the access to it are both within Flood Zone 1, therefore there is a clearly available escape route and place of safety for future users of the cabin in the event of a flood episode.
- 10.7 It is concluded that the site is in a unique and sustainable location and will form a base from which to access other local facilities such as the coast, the Moors, Dalby Forest, the NYM Railway and local footpath and cycle routes (amongst others).
- 10.8 Supporting the sustainable growth of the site's usage will allow the Estate to begin to prosper in the long term using only a small percentage of the land/woodland stock available.

- 10.9 The above planning assessment concludes that the development is of an appropriate scale and is of a nature that is compatible with and can be accommodated without harm to the character of the locality, the wider landscape and nearby road network.
- 10.10 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force and It is hoped that officers will support this proposal.

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