

NYMNP

23/10/2019

Cheryl **Ward**
Planning

PLANNING SUPPORTING STATEMENT

Land at Hawnby Village

**For: Mexborough Estates (Hawnby)
Land at Hawnby Village**

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Contents

1.0	Introduction	5
2.0	Purpose of Statement	5
3.0	Planning History	5
4.0	Pre-application advice.....	6
5.0	The Site	7
6.0	The Proposal	11
7.0	Peace, Tranquillity and Dark Night Skies Assessment	13
8.0	Planning Policy Context.....	14
9.0	Planning Assessment	17
10.0	Conclusion.....	19

Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by
V2	23/10/2019	V Saville amends	CWP
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**For: Mexborough Estates (Hawnby)
Land at Hawnby Village**

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1.0 Introduction

- 1.1 Cheryl Ward Planning has been appointed to submit a planning application in relation to the area outlined in red on the attached location plan at Land at Hawnby Village, north of Tancred House and south of existing buildings associated with The Hawnby Inn.
- 1.2 The application site falls within the North York Moors National Park for planning jurisdiction. It is a site where there are no buildings present however the site is within a designated Conservation Area. As such full planning permission is sought under The Town and Country Planning Act 1990.
- 1.3 The proposal seeks planning permission for the siting of 1 no. shepherds hut and an associated wood fire bath together with 1 no. parking space.
- 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 (RTPI) and associated ICN and PERN networks.

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 rationale behind the proposal. In summary, it provides a structured way of describing the development proposal.
- 2.2 With the application there is also a requirement to submit a Heritage Statement where a statutorily designated heritage asset is affected. In this case, the application site falls within the Hawnby Conservation Area. The Conservation Area is the 'heritage asset' and has therefore been assessed. The Statement is incorporated within the report.

3.0 Planning History

- 3.1 A check of the North York Moors National Park online planning explorer has revealed there is no planning history associated with the site in question.

4.0 Pre-application advice

- 4.1 The applicants have entered into pre-application discussions with the NYM National Park Authority seeking the Officers informal views on the proposal. Officers have stated:

“... the trees about the site do provide a landscaped setting for a small number of shepherds huts and given that these would be sited well back from the roadside such that they would not be widely visible, then I consider that the harm to the landscape of this part of the National Park would not be significant.

The emerging Local Plan policies look to support new small scale tourism accommodation development where they lie within a settlement and can be screened by existing topography, buildings or well established vegetation which is in the applicant’s control. In light of this I believe there may be some merit to your proposal.

... any forthcoming planning permission is likely to tie the ownership/management of the shepherds huts to The Inn as the existing tourism business.

There would appear to be an existing access into the site and the level of traffic generated from 3 shepherds huts would not be significant as to be harmful to the character of the area. However I do have concerns regarding any significant alterations or improvements to the access and it may be that guests will have to park at The Inn and walk across to their accommodation rather than being able to park immediately next to it. With regard to criteria 4 and 5 the scale of the development is modest and the structures would have a minimal level of permanency.

In view of the above, I considered that your proposal for the siting of 3 shepherds huts on land opposite The Inn at Hawnby meets the general thrust of Development Policy 16 and could be supported”.

- 4.2 The above advice has been taken on board and with that the number of shepherd’s huts has been reduced to 1 no. unit of accommodation. This will allow the Estate to trial the development and consider their options for the future of the wider site and their overarching aspirations for the Estate.

- 4.3 To that end, the applicant’s main objective is to:

Introduce a low-key development for 1 no. luxury shepherds hut to occupy a part of the site which adjoins the Hawnby Inns overnight facilities which lie to the north.

The proposal is sought as an alternative and unique type of accommodation to add the product range therefore encouraging a mix of visitors to the village. The aim is that the unit will run alongside the existing business which is/would be overseen and managed by the Estate.

5.0 The Site

Site context and surroundings

- 5.1 The application site falls within Hawnby in the estate village owned by Mexborough Estates. It is in the northern part of the village close to the Inn at Hawnby and associated letting rooms and facilities. The site is seen to be within the village for planning purposes.
- 5.2 Hawnby lies within the heart of the North York Moors on an upland plateau between the central moorland and western parts of the Park. The settlement is split into two parts with an upper and a lower part with a handful of properties in between.
- 5.3 The nearest settlement is Rievaulx which lies downstream by the River Rye and Old Byland to the south which lies on the top of the landscape plateau. Wider afield Hawnby village is approximately 5.5 miles north west of Helmsley and 8.6 miles north east of Thirsk.
- 5.4 The site lies within easy reach of the rural road and public rights of way networks. The east coast is within easy reach as is the Yorkshire Dales to the west together with the larger towns and city of York and Middlesbrough for significantly larger urban areas.
- 5.5 To the north, there is a vast amount of open countryside and tracts of heather moorland which is accessible by sustainable modes of travel and access to the more northern parts of the National Park.
- 5.6 The application site is located in a key position in the upper part of Hawnby just south of the central road junction. The area as a whole makes a significant and positive contribution to the overall form and character of Hawnby village.
- 5.7 The application site is slightly elevated and across the site it is sloping (north/south) as it is with much of the village. Once inside the site there is an appreciation of the spectacular views of the wooded hillsides of Murton Bank, Newgate Bank, the River Rye and the open countryside to the south. Taken together with the sites natural vegetation and protected trees on the opposite side of the road these elements give this part of the village its unique character.
- 5.8 All in all the site provides a good base for the development and for it to be compatible without harming the special qualities of the area/site. Hawnby village benefits from good access links and accessing the site for the purposes of the proposal does not pose a constraint to the development or other road users.
- 5.9 In planning terms, the site is deemed to be an 'Other Village' which is defined as having more limited or no facilities at all, with any that are available often being 'shared' amongst groups of settlements.

Geographic Information

- 5.10 A thorough check of Magic Map has revealed there is no presence within the site edged in red or within close proximity to any known ecological (habitat and/or species), archaeological, landscape or building designation that would have a bearing on the application.

Flood Risk

- 5.11 The Governments long term flood risk information database shows the application site at extremely low risk from flooding from sea, surface water and reservoirs. A flood risk assessment is not deemed to be necessary in this instance.

Heritage asset – Hawnby Conservation Area

- 5.12 The application site falls within Hawnby Conservation Area which includes most of the village and the properties within it. The CA was first designated approximately 20 years ago.
- 5.13 Conservation Areas are defined in the Planning (Listed Building and Conservation Areas Act) 1990 as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation Areas are therefore those areas considered to have the most important environmental quality in the District.
- 5.14 The character of Conservation Areas is as varied as the landscape. In the upper Ryedale area, the majority of Conservation Areas are small, rural settlements whose character is derived from the unique way in which the man-made elements (such as houses, cottages, walls, churches, farms and public buildings, etc) of each settlement relate to each other and the natural framework of landscape features (such as village greens, becks, ponds, trees, hedges and distinctive topographical features).
- 5.15 Hawnby does not benefit from a Conservation Area Appraisal, neighbourhood plan or Management Plan.

Understanding the nature of the significance

- 5.16 The starting point for the assessment when considering the significance of heritage assets is to identify the asset, in this case it is Hawnby Conservation Area. There are no listed buildings nearby that are affected by the proposed development. Once established the contribution made by its setting and the effect of the proposed development on the significance of the asset(s) can be considered.

**For: Mexborough Estates (Hawnby)
Land at Hawnby Village**

- 5.17 It is clear that the significance of the Hawnby has derived from its history, its location and association with the wool trade which took place at nearby Rievaulx and Byland Abbeys together with its connection to the Cistercian monks and its function with farming which remains a large part of the village today. It also plays a wider part as a place in the NY Moors.
- 5.18 The asset's physical surroundings include characterful open spaces, the vegetation, wide verges, simple openings and access tracks and the traditional boundaries that contribute to its setting which include dry stone walls and levels within the area.
- 5.19 Taking a more in depth look inside the village and the experience of the asset(s) this includes the views and vistas up and down the main village thoroughfare and along the top of the village and through and across the Conservation Area to the open fields and rural landscape. More noticeable is the village topography and the steep gradient on which the built environment is situated.
- 5.20 Despite of all these things, there are no recognised items that can be found or associated specifically with the application site or that would have a bearing on the application proposal.
- 5.21 Whilst setting itself is neither a heritage asset nor a heritage designation it can contribute towards the significance of a heritage asset.



Fig 1. Identifies the site location for shepherd's hut (red) and parking bay (green)

**For: Mexborough Estates (Hawnby)
Land at Hawnby Village**

Applications for Minor Works – Heritage Asset

What is significant about the heritage asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
<p>The heritage asset as summarised above is the Hawnby Conservation Area which is designated for its special architectural or historic interest and/or the character or appearance of which it is desirable to preserve or enhance.</p> <p>Conservation Areas are those areas considered to have the most important environmental quality and are defined in the Planning (Listed Building and Conservation Areas Act) 1990.</p>	<p>The proposed works are of a minor nature and relate to the siting of 1 no. shepherds hut on land within the village.</p> <p>The site is an existing open space within the Conservation Area and the development falls on the boundary of the CA and village envelope which is bordered by agricultural land.</p> <p>The development has been designed to have less than substantial harm on the asset identified i.e. in terms of materials, colour and texture.</p> <p>A thorough visual and physical inspection and assessment has taken place which predominantly includes the site 'context' and the wider contribution that the shepherds hut will have on the asset as a whole.</p>	<p>It is concluded that the proposal will have a less than substantial harm on the overall appearance of the Hawnby Conservation Area.</p> <p>The site although within the Conservation Area is on the outer periphery close to the farming activities and farming function that continues to take place nearby.</p> <p>Whilst close to the main core of the village there will be minimal impact to upper part of the settlement where a small hive of activity can often take place of a similar type i.e. tourism and recreational. The site adjoins letting rooms associated with the Inn at Hawnby and lies opposite the pub garden.</p> <p>Nevertheless, it is imperative that any new development respects these distinctive qualities.</p>	<p>Impact is minimised in several ways to keep the level of harm to a minimum.</p> <p>As a result, the proposed development follows the guidelines in Part 1 of the NYM Design Guide and:</p> <ul style="list-style-type: none"> • proposes a single unit • the development does not dominate the site • is compatible with the locality • materials match in type, texture, colour and detail to respect the site setting • safeguards the important spaces and views through the site from the main thoroughfare.

6.0 The Proposal

- 6.1 The proposal seeks to make use of a small parcel of land to the north of Tancred House for the siting of 1 no. shepherds hut.
- 6.2 The site plan (OS Map Extract) shows the development in relation to the remainder of the upper village.
- 6.3 The site is physically and functionally linked The Inn at Hawnby and is part of the Estates up and coming portfolio of properties. Although modest the scheme will contribute to the tourism product and the range of tourist accommodation on offer in the village and is one the Estate wish to trial.
- 6.4 The position of the shepherds hut is to the east side of the open area with the ridge of the structure running parallel to the sites contours i.e. with the long edge facing north/south and the short end facing east/west so that it will sit harmoniously with the natural contours of the land and the views of the Rye Valley are visible to visitors.
- 6.5 The shepherds hut is to be fully serviced and has a small bathroom with coupled wc, wash basin and bath space together with bunk beds and a small wood burner with twin walled matt black flue and 3 no. standard windows in English oak.
- 6.6 The shepherds hut (Plankbridge Cabin) measures 7.9 metres long (26ft) and 2.7 metres wide and is designed for non-permanent habitable use.
- 6.7 The hut will incorporate a 1.2 metre deep jettied balcony with toughened glass panels allowing views of the dark night skies and one which forms an intrinsic part to the proposal.
- 6.8 Access is via a set of English chestnut steps. The hut requires a small concrete base and is situated on a lightweight chassis with four wrought iron wheels.
- 6.9 The site is well screened and hidden from view by the natural topography and land contours together with existing vegetation which is to remain.
- 6.10 In addition to the above it is proposed that the shepherds hut will be served by an external wood fire bath (hot tub) which will sit on a discreet hardwood non slip deck which will weather well and fit with the surroundings – see image. The tub will be situated to the south side of the hut and screened with shrubs and 2 x hazel screens for privacy.

Site Management

- 6.11 The Mexborough Estate will manage and operate the site from the nearby Estate Office. Bookings will be taken by private booking arrangement.
- 6.12 There is no requirement for on site management and the Estate is satisfied that the proposed development can be tied to the Estate by way of a condition.

For: Mexborough Estates (Hawnby)
Land at Hawnby Village

Materials

- 6.13 The luxury shepherds hut is to be constructed and finished in corrugated metal powder coated paint in a dark blue/green/grey finish (tbc) and one that will blend with the site characteristics. The roof is to be coloured matt black.

Landscaping

- 6.14 No further landscaping is currently offered, and it is considered that heavy or continuous planting could lead to landscape changes which would be uncharacteristic of the site and area conservation.

Trees

- 6.15 Any trees on the site are considered to be protected by virtue of the Conservation Area status and there are no plans to remove those. Those referred to by the planning officer as trees are in fact former hedge boundaries which have become overgrown and for which there are no plans to remove or disrupt. As such they will remain part of the site and provide a landscaped setting for the development.

Lighting

- 6.16 A small amount of discreet low level lighting to light the path from the parking bay to the hut will be necessary.

Access

- 6.17 Accessing the site would be via an existing access track to the north of the orchard. The same access will be used to provide 1 no. parking space. No vehicles will access the site itself. From there visitors will access the hut by foot via a narrow path.

7.0 Peace, Tranquillity and Dark Night Skies Assessment

- 7.1 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.
- 7.2 The natural and open characteristics 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 open top plateau of the limestone hills and narrow valleys and dramatic landscape that surrounds Hawnby.
- 7.3 The shepherds hut includes a jettied balcony (similar to a viewing platform) within the structures framework for visitors to experience the day turn to night. Visitors will experience night time wildlife and biodiversity such as bats, moths and nightjar.
- 7.4 Another special quality of the area is the strong feeling of remoteness something the site can offer visitors in the form of:

Stillness

Rustling of the trees in the breeze

A sense of calm from busy day to day lives

Serenity

Peacefulness

Quietness except for wildlife

Flow of the River Rye

Restfulness

- 7.5 In conclusion, the nature of the development will not generate an intensity of noise, activity or traffic levels, will be well integrated into the surrounding landscape, close to existing buildings, with a high quality of design incorporating natural elements appropriate to the locality.
- 7.6 This brief assessment confirms the development will not superficially change the character of the surrounding area or affect natural habitats, biodiversity and the environment.



8.0 Planning Policy Context

National Planning Policy (NPPF) (2019)

- 8.1 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in January 2019 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.
- 8.2 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’.
- 8.3 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
- 8.4 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.
- 8.5 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’.
- 8.6 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’.
- 8.7 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’.
- 8.8 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)

- 8.9 The Core Strategy and Development Policies document sets out the policies which guide where new development will take place in the National Park and to determine planning applications.
- 8.10 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.
- 8.11 **Core Policy A** of the NYM Local Development Framework seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park’s special qualities.
- 8.12 **Development Policy 3** of the NYM Local Development Framework seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

- 8.13 **Development Policy 16** of the NYM Local Development Framework seeks to permit proposals for the provision of small scale new caravan, camping and chalet sites only where the site is located within an established area of woodland or forest; where the site is physically and functionally linked to an existing business and can be managed without the need for additional permanent residential accommodation; where the site is in close proximity to the road network and would not result in an increase in traffic that would be harmful to the area; the scale of development would not be out of character with the area and the proposals should be designed in such a way as to minimise the level of permanency so that buildings can be removed when they are no longer required.

Emerging NYM National Park Local Plan

- 8.14 The National Park Authority is preparing a new Local Plan for shaping the future of the North York Moors. This will be the document used to help decide planning applications in the near future.
- 8.15 The Authority has recently submitted its draft Local Plan to Government for independent examination.
- 8.16 Emerging **Policy UE2** (Cabins, Chalets, Caravans and Motorhomes) is the most relevant. It will be seeking to introduce requirements for scale and development being hidden from view as for camping and glamping sites. Sites will be expected to be close to the road network and include well designed, low impact units.
- 8.17 Furthermore, it seeks to allow for well designed, sensitive and distinct new tourism and recreational development that fits into the landscape, where there is already a tourism or recreational facility or where there is a group of buildings which could be used to manage the site.
- 8.18 The emerging tourism policies requires sites to be hidden from view by topography, buildings or vegetation rather than the current requirement for it to be screened by woodland.
- 8.19 As the new Local Plan is drawing nearer it will be up to the Authority to afford the correct amount of weight to the emerging policies.

9.0 Planning Assessment

- 9.1 The Planning Officer has previously acknowledged that the existing vegetation about the site does in fact provide a landscaped setting for a small number of shepherd's huts and given that it would be sited well back from the roadside it will not be widely visible.
- 9.2 The proposal is for 1 no. shepherds hut where any harm identified to the landscape of this part of the National Park and the Hawnby Conservation Area would not be significant.
- 9.3 The site is well screened and does not involve any other changes which are considered to be harmful to the site or site setting. The development is easily accommodated in this location and is a low impact form of development.
- 9.4 Paragraph 83 of the NPPF (July 2018) clearly states that from now on planning policies and decisions made by Local Planning Authority's will be supportive of:
- the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - the development and diversification of agricultural and other land-based rural businesses;
 - sustainable rural tourism and leisure developments which respect the character of the countryside.
- 9.5 Paragraph 84 of the NPPF (January 2019) states:
- 'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'.**
- 9.6 The site lies in a sustainable location to support to economy of Hawnby and as well as other local businesses and the surrounding National Park area which are within easy reach.
- 9.7 The scheme uses the site topography and vegetation within the applicant's control. Existing landscape features are to be retained. Further landscaping of the site on the other hand could have a detrimental impact on the sites, views through the Conservation Area and that of neighbouring residential amenity.

For: Mexborough Estates (Hawnby)
Land at Hawnby Village

- 9.8 DP3 of the Core Strategy requires the siting, orientation, layout and density to preserve or enhance views into and out of the site. In meeting this criteria, the shepherds hut is orientated to run with the natural contours of the land and is set well back off the road edge to minimise visual impact and ensures that the spaces about and between buildings and other features that contribute to the character and quality of the environment such as green spaces are not lost.
- 9.9 The proposal will be well integrated and together with its siting, form, layout, scale and detailed design is receptive to the context provided by the surroundings. It is a good quality development.
- 9.10 On balance, the development exhibits a rather unique and special type of accommodation. The texture, colour and the quality of materials and overall build technique is such that makes it characteristic of the area.

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 site being used more actively for small scale 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 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 economy.
 - 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 the existing infrastructure or residential amenity.
 - Environmental role – the development contributes to protecting and enhancing the natural and built environment by retaining existing landscape features and provides new landscaping thereby improving biodiversity.
- 10.4 The development maintains a low impact development with minimal intervention such as lighting thereby contributing to a low carbon economy.
- 10.5 It is concluded that the site is in a highly sustainable location and will form a base from which to access other local facilities such as the wider NYM Moors, Dalby Forest, the NYM Railway, Helmsley and its facilities as well as local footpath and cycle routes (amongst others).
- 10.6 The above planning assessment concludes that the development is of an appropriate scale and is of a nature that can be accommodated on the site without harm to the character of the locality, the wider landscape and the road network.
- 10.7 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force and it is requested that planning permission should be granted without further delay.

Cheryl Ward Planning

Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

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- Planning Enquiries
- Planning Applications (all types)
- Design and Access Statements
- Variations/amendments to planning approvals
- Planning appeals

NYM Moors, Yorkshire Dales, Whitby, Scarborough, Ryedale, Hambleton, Redcar and Cleveland, Selby, Wolds, North Lincolnshire, North East

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Land at Hawnby – Specification for Shepherds Hut – wood fire bath
(Plankbridge)

NYMNP

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Fig 1. – Image of similar wood fired bath

NYMNPA

23/10/2019

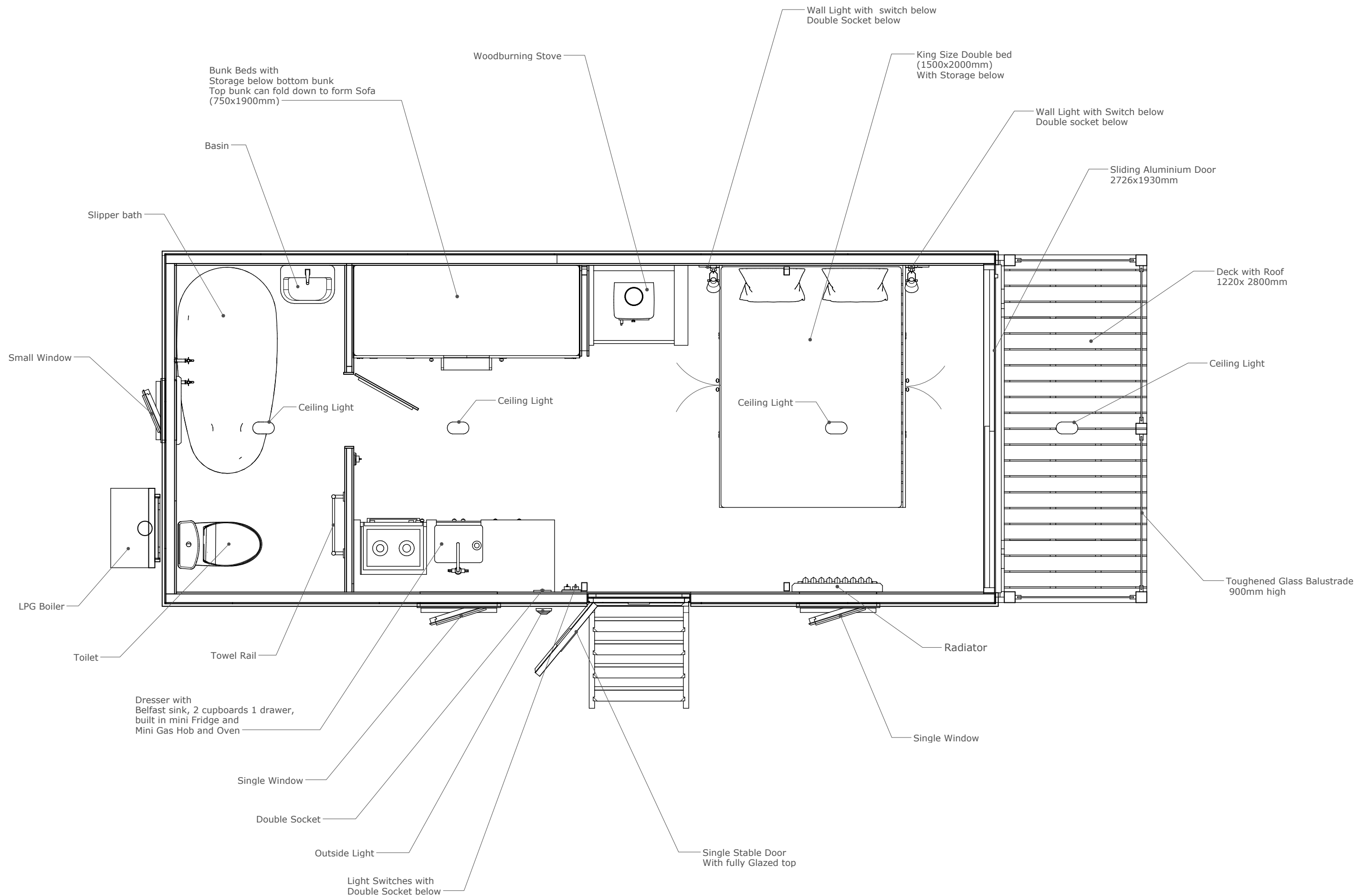


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The Grain Store
Carters Barn Farm
Piddlehinton
Dorset DT2 7TH

V Saville 22 + 4ft Custom Cabin





Scale 1:30 @A3