

## FOR TOWN AND COUNTRY PLANNING ADVICE

### **Planning Statement incorporating Design and Access Statement**

Application for the construction of two self-build, local-occupancy dwelling houses

At: land adjacent to Toft House Caravan Site, Aislaby, YO21 1SW.

**North York Moors National Park Authority**

Report prepared on behalf of Messer's C and R Hall

Date: 2<sup>6</sup>th September 2020



**RTPI**

Chartered Town Planner



# Planning Statement incorporating Design and Access Statement

**Project: Application for the construction of two self-build, local-occupancy dwelling houses**

**At: Land adjacent to Toft House Caravan Site, Aislaby, YO21 1SW.**

**KVA Planning Consultancy**

## **Project Manager**

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## **CONTRACT**

This report describes work commissioned by Messer's C and R Hall in September 2020. The Client representative for the contract is Mr Craig Hall. Report prepared by Katie Atkinson, BA (Hons), Dip TP, MA, MRTPI.

## **PURPOSE**

This document has been prepared as a Planning Statement, incorporating Design and Access Statement, on behalf of the client to be submitted North York Moors National Park Authority. KVA Planning Consultancy accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

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## 1. Introduction

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- 1.1 KVA Planning Consultancy has been instructed to prepare a Planning Statement to accompany the submission of an application for the construction of two self-build, local-occupancy dwelling houses at land adjacent to Toft House Caravan Site, Aislaby, YO21 1SW. This statement also incorporates a Design and Access Statement, a Flood Risk Statement and considers arboricultural implications.
- 1.2 This Planning Statement accompanies a number of other documentations which has been compiled by the applicant at the request of the planning authority and includes the following:
- site location plan;
  - block plan;
  - application form;
  - 1 no. elevational drawing of proposed 2-bedroomed dwelling;
  - 1 no. elevational drawing of proposed 3-bedroomed dwelling; and
  - Historic Matters Statement.
- 1.3 The application is submitted on behalf of Mr Craig Hall and Mr Richard Hall (“the applicants”) who are the sons of the owner of the land, attached to the wider holding of Toft House Farm, subject to this application.
- 1.4 The proposal was subject to pre-application advice in June 2020.

## 2. Justification for this planning application

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- 2.1 The applicants are the fifth generation of a family to reside and farm in the settlement of Aislaby within the North York Moors. The family commenced farming at Church Farm in prior to purchasing Toft House Farm in 1889. The farm is currently owned by the applicant's father who currently resides within a converted farm building within the village.
- 2.2 The applicants both work within the North York Moors and, therefore, are thus required to be based within the National Park ensuring the need to travel is minimised.
- 2.3 Mr Craig Hall works in a management position at Boulby Mine which requires him to be located close to the mine. One of his daughters (sixth generation) also lives with him, whilst the other returns home regularly and both are of an age where separate rooms are required. Following a change in personal circumstances, Mr Craig Hall and daughter(s) currently reside with his parents, however, require a home of their own. Mr Craig Hall, therefore, proposes to build a 3-bedroomed cottage on the application site to meet his needs.
- 2.4 Mr Richard Hall currently lives in rented accommodation just outside the National Park due to a lack of available housing, however, is hoping to build a 2-bedroomed cottage on the application site to meet his current and future needs. He has always worked within the National Park and currently travels all over the North York Moors in a working capacity and having been brought up on the family farm in Aislaby wishes to reside within the community, supporting both the village and his family.
- 2.5 Currently, neither Mr Hall can afford to purchase a house within the village due to the current high house prices and lack of available and affordable housing within the village and wider area. Therefore, having the opportunity to self-build on a plot of land owned by the family would enable their needs to be met.
- 2.6 The applicants are willing to accept a planning condition and/or enter into an agreement with the National Park Authority ("NPA") to ensure that the dwellings remain for local needs only in perpetuity in line with the planning policies (discussed in further detail in chapter 6). Both applicants are clearly in conformity with the NPA's local occupancy criteria.

### 3. Description of the Development – including Design and Access

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- 3.1 The application site is located at the eastern edge of the settlement of Aislaby and is marked by the red line on the site location plan submitted in support of the application.
- 3.2 The application site is part of a wider site consisting of mown grassland used as a touring caravan site located to the north of Main Road towards the eastern end of Aislaby. It is immediately adjacent to no. 2 Main Road and is contained on its south eastern and north eastern boundaries by mature indigenous hedge, planted by the current landowner. These hedges and the raised topography of the site from road height conceal views of the site.
- 3.3 The northern boundary of the site marked by the red line boundary is a stone wall which currently divides the caravan site and effectively follows the line of existing curtilages to existing properties and associated garden land which front on to Main Road (labelled as Aislaby Lane on google maps) as can be seen in Fig. 1 below.

*Fig 1: application site showing extent of caravan site and existing stone wall boundary of site*



*Copyright Google Maps*

- 3.4 The site is self-certified in conjunction with the caravan club with a license for a maximum of 5 caravans at any one time, opening for eight months of the year. It is proposed to retain the caravan site on the northern section of the site (2 caravans are shown on this section above) which will not require any additional access points, nor a reduction in number of units visiting the site, ensuring its ongoing viability and assisting with provision of tourist accommodation within the area.



- 3.5 The site is also contained along its north-eastern boundary by a curve in the main road, effectively wrapping around the proposed site prior to turning towards the east, passing Toft House Farm, which has been converted into eight residential properties. Linking the Toft House development with the village is a footpath and within the large grass verge following the boundary of the application site and Main Road is a trod and paved footpath highlighting its location within village. This is shown in the Heritage Matters Statement (Figures 2, 8, 9, 1012, 13 18) and Figure 2 below. Also illustrated is the topography of the site and mature hedging which combine to conceal the site from specific viewpoints, alongside the rooves of properties situated to the west of the site.

*Fig.2: pavements, trods and existing vehicular access to site*



*Copyright Google Maps*

- 3.6 The application site is accessed from an existing vehicular access (shown above) serving the caravan site from Main Road and it is not proposed to alter this vehicular access point. It is intended that the applicants would share the access with the visitors of the caravan site. The vehicular access measures 5.5m and is thus sufficiently wide enough for two vehicles to pass safely. There is sufficient visibility when travelling in both directions along Main Road to allow vehicles to manoeuvre into and egress the site safely, including when waiting to turn into the site from the north-east. Given the limited number of caravans allowed on the site at any one time, it is unlikely that a car and caravan will meet often accessing the site, however, in circumstances where it does occur, there is sufficient waiting space either on the proposed residential driveway, within the northern caravan field or on the road to allow safe passage.
- 3.7 The applicants would enter the site and fork to the left taking the 2.5m informal double-track driveway to their respective dwellings. The driveway is proposed to be constructed as shown in figure 3 below and finished with grass which will prevent sinking from the passage of vehicles and allow surface water infiltration. It will have the appearance of being rural in character in-keeping with a village location.

Fig. 3: driveway infrastructure



- 3.8 The existing mature hedges, dry stone wall and stone gate posts to the access point will be retained by the applicants but signage removed (shown in fig.2 above). The applicants would propose to replace the mown lawn to the south of the dry-stone wall with paddock and cottage garden to compliment the dwellings and provide amenity space which are more in-keeping with the rural character of the village than the existing use. The applicants propose a soft boundary hedging to compliment those in existence in adjacent properties and paddock beyond to the existing stone wall as shown on the location plan.
- 3.9 Therefore, whilst a shared driveway is proposed within the site, no access arrangements are proposed to be altered as part of this application.
- 3.10 The elevational drawings submitted in support of this application have been annotated to show the proposed design and construction of the two dwellings. The applicants intend to self-build with a local-occupancy condition. Both have been designed sympathetically to the plot, each other, and the adjacent housing within the Aislaby Conservation Area. Elevational drawing KH2020 showing the proposed three-bedroomed dwelling illustrates the proposed street scene from Main Street with the adjacent property.
- 3.11 Both properties have been designed as 1.5 storey dwellings with the eaves providing storage, bathroom, and bedroom space. Dormer windows and rooflights sensitively positioned will provide the properties with natural light to living and amenity space. Both are proposed to have a stone finish with stone lintels and timber fenestration consistent with many properties within the village. All proposed doors will be vertically boarded.



- 3.12 The three-bedroomed dwelling will have a slate roof and the smaller two-bedroomed dwelling a pantile roof which is in-keeping with the provision of both character styles within the settlement. The larger dwelling will have an attached garage with the smaller dwelling relying on off-road parking arrangements. The combined footprint of the two dwellings is 265m<sup>2</sup>. Figure 4 below illustrates the intended style of finish to the proposed properties.

*Fig. 4: indicative finish to proposed dwellings*



*Copyright Google Images*

- 3.13 The existing unattractive leylandii hedge to the south-western boundary of the property will be replaced with indigenous hedging or dry-stone walling. External lighting will be minimised to ensure the safety of residents but also retain valuable dark skies within the National Park. Two existing street lighting poles are positioned opposite the site of the proposed dwellings along Main Road which will cast some light on the frontage of the properties in darker months, and are shown on the Location Plan (and fig.5 below).
- 3.14 The two dwellings will both be positioned to face onto Main Road rather than position them to follow the 'curve' of the road, ensuring the 'built line' of the existing properties is continued and similarly both will be set back from the highway. The curvature of the road provides a natural boundary to the development line to the north of the road, however, the Toft House development is set, in plan view, within the same built line and marks a natural edge to the village.
- 3.15 Two village speed limit signs are set to the immediate east of the site, prior to the curve, when approaching from the west, alongside two street lighting poles and a bench alongside the footpath in front of the proposed site as illustrated by figure 5 below.

*Fig. 5: Street furniture in Aislaby adjacent to application site*



*Copyright Google Maps*

- 3.16 Whilst Aislaby has no adopted village boundary, all residential development, including the application site and the Toft House development, are located well within the settlement as demarcated by the positioning of the village sign as shown below in figure 6.

*Fig 6: Residential development beyond village sign*

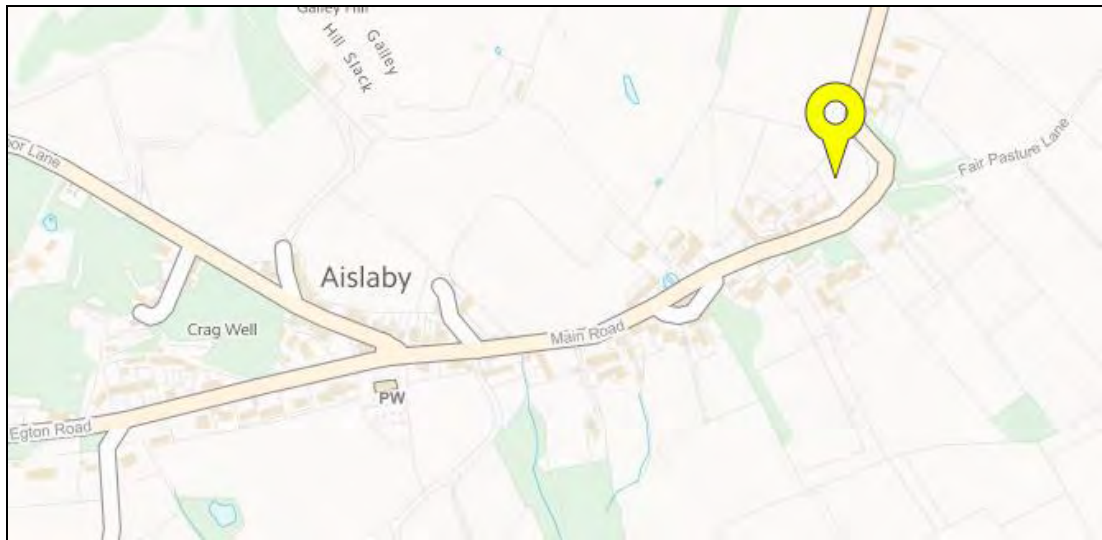


*Copyright Google Maps*

#### 4. Statement of Flood Risk

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- 4.1 According to the Environment Agency's Flood Risk Maps the application site falls within Flood Zone 1.



- 4.2 The location of the application site is highlighted by the yellow marker. It is within flood zone 1, therefore, a flood risk assessment is not required in line with Government guidance. Appendix 1 to this report is the Environment Agency report on the site clarifying this matter.

## 5. Arboricultural implications

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- 5.1 The site is currently used for tourism accommodation related activities in the form of a touring caravan site as set out above. The proposed application site is a well-maintained grass field. There are no trees on the site and there are no trees which are required to be removed because of these proposals.

## 6. Planning Context

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- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 6.2 The Development Plan that this application should be determined against is:
- The North York Moors National Park Authority Local Plan – adopted July 2020
- 6.3 In February 2019, the Government produced a revised National Planning Policy Framework (NPPF) setting out the Government’s planning policies for England and how these should be applied, this replaces the 2012 and 2018 documents and is, therefore, relevant to the determination of this application.
- 6.4 Strategic Policy B of the Local Plan (LP) sets out the Spatial Strategy for the NPA stating that development will be guided in accordance with the settlement hierarchy. Table 1 sets out the hierarchy and lists the village of Aislaby as a ‘smaller settlement’. According to Strategic Policy B this means development should *‘maintain the rural character of Smaller Villages by providing small scale housing developments to meet local and affordable needs, small scale employment and training premises and new facilities and services for the immediate locality only’*. The supporting text to the policy at paragraph 3.13 directs potential developers to consider Policy CO8 in relation to opportunities for development in smaller settlements and sets out clearly that *‘no development boundaries or limits are defined and the suitability of a site for development will be considered on a case by case basis.’*
- 6.5 Policy CO8 specifically provides for development in smaller villages stating that development which meets local needs will only be permitted: *‘1. On suitable small sites within the main built up area of the village where additional development will respect the form and character of the settlement. Proposals will be expected to meet the need for smaller dwellings’*. Criterion 2 relates to the conversion of existing buildings and is, therefore, not relevant to this application.
- 6.6 Paragraph 7.47 of the LP recognises that there may be a need for small scale development within the smaller settlements to meet local needs and sets out that suitable sites are likely to be for no more than two dwellings. However, the paragraph points to the textual justification set out in paragraphs 7.31-7.33 which explain that development must be within the main built up area, able to access the main highway and be appropriate to the size and function of the settlement (i.e. no more than two dwellings for a smaller settlement). However, paragraph 7.32 specifically states *‘suitable small sites **may not always be a gap within** a continuously built up frontage, but they will always fit in with the existing pattern of the settlement. It is not intended to allow consolidation of sporadic outlying development or to allow villages to expand into open countryside’* (my emphasis).



- 6.7 As correctly asserted by paragraph 3.13 each site should be determined on a case by case basis and the merits of the proposal weighed in the planning balance against any potential negative impacts. Figure 7 below clearly shows the built development within Aislaby and the local road infrastructure.

Fig. 7: existing development pattern of Aislaby



Copyright Google Maps

- 6.8 Main Road creates a boundary for the built development when it curves to the north east of the settlement before curving back in front of the Toft House residential development on the southern side of the road. The proposed application is not a 'central' location within a gap created by existing development within the settlement. However, as can be seen by the image above and by the illustrative street scene image on elevational drawing KH2020 the proposed dwellings would fit in with the existing form and pattern of development in that when viewing the site from a satellite image the location is immediately adjacent to residential dwellings to its east and separated only by a road and trees from dwellings at the Toft House development. The sporadic settlement benefits from many such trees and shrubland area between groups of housing, therefore, this separation is not unusual. This therefore presents the impression of a gap site at the eastern edge of the settlement.
- 6.9 The character of the site is explained in detail by the Statement of Heritage Matters provided in support of the application by 1 Voyage Limited. The site is described as being suburban in character due to the mown grass, tarmac hardstanding, existing signage and associated roofscape of adjacent dwellings which dominate the view of the site from the access point, further exacerbated by the ungated entrance and caravans as shown in figure 5 of that report. Paragraphs 2.4-2.8 (*ibid.*) go on to describe the character of the site in context with surrounding properties. It is therefore, considered that the proposed dwellings on this site would fit in with the existing pattern of the settlement. Furthermore, the character of the

proposed site and the lack of available views into the site ensure that development would not allow the village to expand into open countryside. Moreover, it is considered that the proposal would effectively act as a 'book-end' to development on the north side of Main Road by fronting on to the street in-line with existing buildings and utilising the existing access. The positioning of the dwellings will ensure defensible boundaries to the site by not encroaching into the northern part of the caravan site or being positioned to follow the curve of the road. As such the proposal is in conformity with Policy CO8.

- 6.10 The LP goes on at paragraph 3.32 to recognise that not all sites will be suitable for development as some undeveloped open spaces provide important amenity value. Figure 7 above, clearly shows a large expanse of open space in the centre of the village of Aislaby. The Heritage Statement details the importance of this site to the village at paragraph 3.4. It explains how the site ideally should have potentially been included within the village Conservation Area given its importance to the historic development of the settlement and important vistas it allows. The Conservation Area has been drawn to tightly skirt the built development of the village but does not include any open space. As such, although this is a gap site within the built form of the settlement, it is not considered suitable for development.
- 6.11 In contrast, the application site has been much altered over time and is currently utilised as a Caravan Site. The tall leylandii hedge to the western boundary of the site, sits some 2m into the plot from the actual field boundary which the Conservation Area boundary aligns with. The topography of the site, combined with mature hedges, prevent visual access into the site. On foot, a pedestrian is more likely to consider the attractive Featherbed Lane and look towards views of the North Sea and Whitby than look into the site. When traversing by road the site is not seen. When travelling from the north east into the village, the site is screened from view by the Toft House development and curvature of the road. There are no public rights of way across the site and is no public access to the field apart from users of the caravan site. Therefore, it is considered that there would not be a loss to residential amenity by the development of this site and as such is in general conformity with section 8 of the NPPF which seeks to protect open space for amenity and recreational value.
- 6.12 Paragraph 3.33 of the adopted LP, states that many villages within the National Park have a sporadic built development form and that plots of land between the main village and outlying development would not be regarded as suitable for development. However, as prescribed in LP paragraph 3.13, each site should be assessed on its own merits and also that the site is perceived as being within the built form of the village due to the development pattern, street furniture and residential development at Toft House Farm, explained in detail in the Statement of Heritage Matters.
- 6.13 The Statement of Heritage Matters also goes on to discuss the Conservation Area, explaining how the boundary was drawn arbitrarily prior to a Conservation Officer being appointed with no Conservation Area Appraisal being in place to justify the boundary. Figure 14 of that report highlights how there are no undeveloped gap sites within the village included within the boundary, regardless of whether they contributed to the historic character of the Conservation Area. The NPA response to the pre-application enquiry stated that *'the site does*

*not compromise an infill plot and remains outside the built up part of the village', however, is clearly located between the large residential development of eight dwellings at Toft House which is included within the Conservation Area boundary as are other properties contained within its boundary extended further north of the application site to the east.*

- 6.14 The Statement of Heritage Matters concludes that *'the site forms an obvious 'infill' plot, between an established development of eight dwellings within Toft House complex and dwellings along both sides of Main Road'*. It goes on to state that *'the proposed location of the dwellings would conserve the linear grain of development along the north side of Main Road. Views into the Conservation Area from the northern approach will be significantly enhanced by the change in use of part of the site from caravan site to garden/paddock. The topography and mature boundary hedges atop twentieth century landscaped slopes will limit views of the development with key views at this point in the Conservation Area being directed away from the site.'* The applicants ergo, assert that the site is an infill plot on the eastern edge of the village which does fit with the settlement's pattern of development.
- 6.15 As such, the proposals are also considered to be in conformity with Strategic Policy I in relation to the preservation and enhancement of the historic environment and will not adversely impact the setting of the Conservation Area.
- 6.16 As illustrated by Figure 6 of this report, the application site cannot be seen as a result of the Toft House development when traversing to the village from the east and will not be easily viewed from the road traversing from the west, due to the local topography of the site, mature hedgerows to be retained and the curvature of the road which road users would need to concentrate on. The proposed properties would front on to but be set back from Main Road in conformity with the existing pattern and form of development which would also continue the same line as the Toft House development when viewed in plan form. Section 3 of this report, supported by the two elevational drawing submitted in support of the application, describes how the dwellings have been sympathetically designed to complement the character of property styles already found within the village and Conservation Area. As such the proposal is considered to conform to Strategic Policy C and paragraph 127 of the NPPF.
- 6.17 Furthermore, given that the proposals will not constitute the need to terminate the caravan site as a tourism site, there will be no loss to the tourism offer in the area and as such Policy UE3 does not come in to play.
- 6.18 LP Policy CO13 is important to the determination of the application. This policy sets out the local connection criteria which would enable a small-scale site to be developed. As set out in section 2 of this report, the applicants are both fifth generation of the same family to have resided in the village and been employed Full Time working within the National Park. Given the advancing age of the applicant's parents who reside in the village, both applicants meet the first 3 criteria listed within the policy.
- 6.19 The site is located within the environment agency's flood zone 1, therefore, will cause no risk from flooding.

- 6.20 There are no arboricultural implications of the proposals.
- 6.21 In conclusion, as demonstrated by this statement, the development proposals at this location are in accordance with both national and local planning policies and as such the proposals should be considered favourably.

## 7 Conclusion

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- 7.1 This Planning Statement has been prepared to support of an application for the construction of two self-build, local-occupancy dwelling houses at land adjacent to Toft House Caravan Site, Aislaby, YO21 1SW on behalf of the applicants Mr Craig and Mr Richard Hall. The Statement also incorporates a design and access statement, a statement of flood risk and arboricultural implications and accompanies various other documentation submitted in support of the application.
- 7.2 The applicant has compiled elevational drawings, block plan, illustrative street scene and a Statement of Heritage Matters in support of the proposals. The justification for the proposed development is set out in section 2 of this statement. Both applicants meet the criteria for Local Connection housing within the settlement.
- 7.3 As set out in section 3 and 6 of this statement, the proposed development constitutes two dwellings (one three-bed and one smaller two-bed) on land owned by the applicant's family. The site is currently in use as a touring caravan site which will not be required to cease operating because of the proposal.
- 7.4 The dwellings would be situated to front onto Main Road, sitting back within the plot to continue the existing built development pattern between adjacent housing and the Toft House development. The buildings will be constructed out of local stone with wooden fenestration detail and vertical boarded doors. The larger dwelling would have a slate roof and the smaller a pantile to complement existing built characteristics in the settlement.
- 7.5 The topography of the existing land and mature vegetation to the roadside ensures that the buildings will be hardly visible from the Main Road and pedestrian footpaths and trods to the front and western side of the dwellings. There is no public access across the site, apart from users of the caravan site – who will have sufficient space on the northern section of the site, as only five units are allowed on site at any one time. The mature vegetation surrounding the site and curvature of the road when travelling from the east, ensure that views across the site are extremely limited. The 'loss' of this field will therefore not be felt by the residential community as it has no amenity value.
- 7.6 The suburban mown grass character of the site and leylandii hedging, alongside the caravans, do not add to the Conservation Area. It is considered that the proposed development alongside paddock and cottage gardens will more closely align to the character of the village and better enhance its setting.
- 7.7 The dwellings would be sited to face onto the section of the village which, has recognisable



street furniture (30mph road signs, bench and street lighting) and residential properties directly opposite it, suggesting the site is 'within' the village as perceived by a member of the public traversing along Main Road.

- 7.8 Furthermore, no other small site is suitable for development within the village due to the historic and amenity value placed on the open space in the centre of the village.
- 7.9 The application does not propose a new or any alteration to access as part of the application. The current access to the site is considered suitable for the safe passage for two vehicles and would be shared by the applicants and the users of the caravan site for the eight months of the year in which it operates.
- 7.10 The site is located within flood-zone one and therefore, is not at danger of flood risk on site, or elsewhere.
- 7.11 It is, therefore, respectfully requested that these proposals be approved as in line with both local and national planning policies as set out in this statement.



## Appendix 1

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Environment Agency Report on Flood Risk for land at Toft House Caravan Site, Aislaby, YO21 1SW.

# Flood map for planning

Your reference  
**Toft House**

Location (easting/northing)  
**486188/508789**

Created  
**23 Sep 2020 12:14**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## **This means:**

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

## **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

## Flood map for planning

Your reference

**Toft House**

Location (easting/northing)

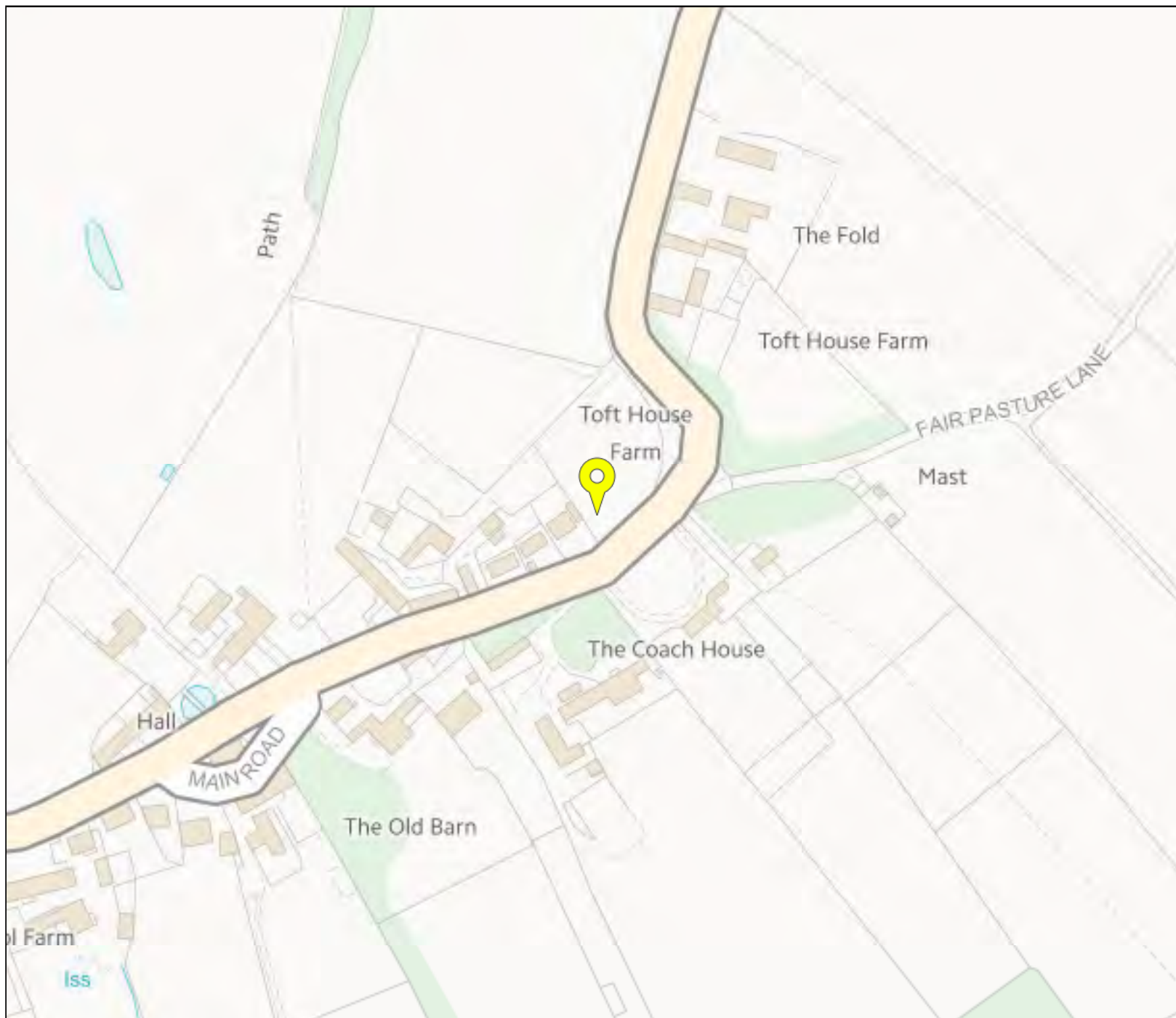
**486188/508789**









Scale

**1:2500**

Created

**23 Sep 2020 12:14**



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m



**Report prepared by KVA Planning Consultancy on behalf of Messer's C and R Hall, September 2020**



NYMNP

30/09/2020



**1 VOYAGE LTD**

**Proposed 2 No. Local Occupancy  
Dwellings**

**Main Road, Aislaby**

Heritage Matters

Beth Davies

## 1 Introduction

1.1 Pre-application advice has been previously sought from the North York Moors National Park Authority on the applicant's proposal to construct 2 No. local occupancy dwellings on the application site. Verbal and written advice from the Authority has been slightly contradictory which reflects conflicting views as to whether the application site forms part of the village of Aislaby and therefore qualifies as a gap site on which development would be supported. The applicant has, however, never previously submitted a formal assessment of the character and historic development of the site which would help inform the Authority's view. This document is therefore intended to aid the decision-making process by addressing this gap in analysis.

## 2 Character of the Site

2.1 The application site forms a mown grass, caravan site which is located to the north of Main Road towards the eastern end of Aislaby village (Figs 1 and 3). It lies directly to the east of No. 2 Main Road and is contained on its south-eastern and north-eastern sides, and concealed in views from these directions, by a mature, indigenous hedge (Fig 2).



**Fig 1 Application site forms a mown grass caravan site with dwellings beyond to the west**



**Fig 2 Mature, indigenous hedge to south-east of site with pavement beyond**

2.2 The site is also contained on its north-eastern side by a curve in the main, village road which wraps around the application site before bearing away, past the Toft House residential development and out of the village (Fig 3-note Main Road is labelled by Google Maps as Aislaby Road). In views north-east along Main Road, the application site falls within the 30mph speed limit and a combination of pavement and trods also wrap around the site on both sides of the road (Figs 2 4, 12 and 13).

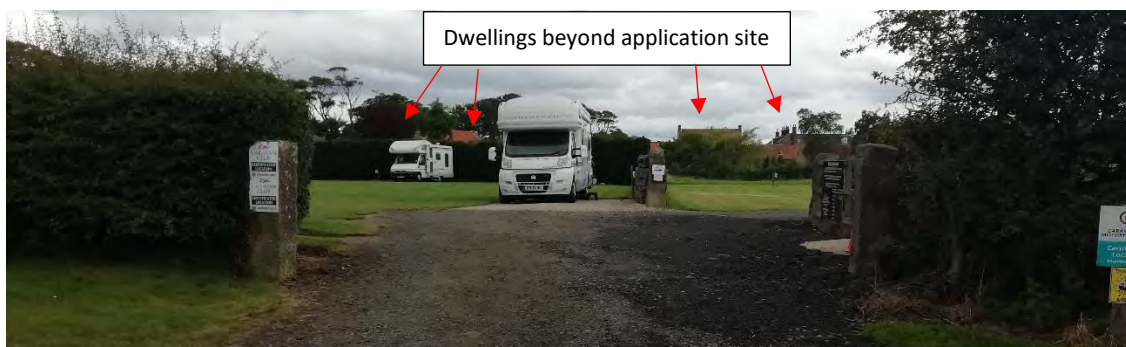


**Fig 3 Copyright Google Maps Location of Application Site within Aislaby Village**



**Fig 4 Application site within the 30mph, village speed limit with modern landscape setting**

2.3 From the entrance to the application site, which is far wider than a typical agricultural access and ungated, a number of dwellings are visible beyond the site to the west and north-west (Figs 5 and 6). The associated roofscape of adjacent dwellings, the expanse of tarmac hardstanding which dominates views into the site, the large white caravans which are visually assertive and the suburban character of the mown lawn on which the caravans stand combine with the leylandii hedge to the west and signage at the entrance to the site to create a rather suburban character. This is exacerbated by the ungated and weakened entrances to both the site itself and the adjoining caravan field to the north. All these factors combine to undermine any sense that the site forms part of the type of 'open countryside' that the spirit of Core Policy M seeks to protect. From within the site it reads as if it could be a lawned side graden to the adjacent dwelling that's being used as a CL.



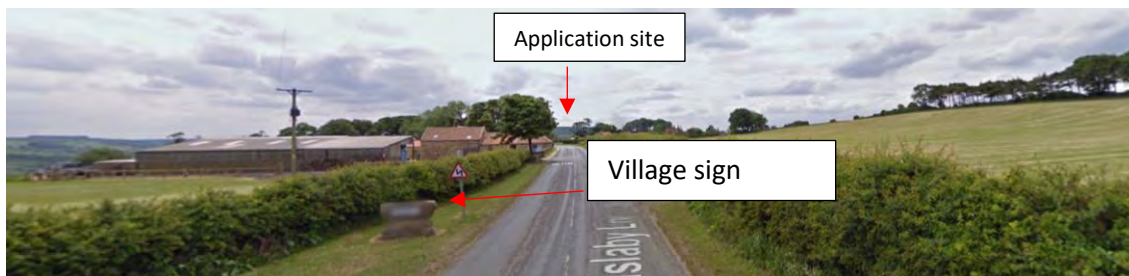
**Fig 5 White vans, suburban mown grass, hardstanding and signage undermine rural character**





**Fig 6 The settlement extends significantly to the north-west of the site**

2.4 In the approach from the north-east, the application is located well beyond the 'Aislaby' village sign (Fig 7) and the rural approach which is hedged on both sides. As such, one psychologically perceives the site to be 'within' the settlement. This perception is reinforced by the fact that the application site is also seen beyond the various rooves associated with the eight residential dwellings located within the Toft House development.



**Fig 7 Copyright Google Maps Application Site beyond village sign**

2.5 As one passes the Ailsaby village sign the psychological perception is further reinforced by the fact that one then experiences the Toft House development before one arrives at the application site. Its extensive outbuildings and walled boundary dominate the street-scene and, in combination with the lower domestic garden wall to the west, stretch along the southern side of the road up to and beyond the entrance to the application site to a point where substantial dwellings to the south of Main Road can be seen. This creates a built envelope on the south side of the road which connects to the end of Main Road and this is reflected in the Conservation Area boundary which incorporates the former Toft House farmstead. The farm use has been discontinued and outbuildings to both the north and west of the house, have been converted to



create a eight residential units which has undermined the farm's agricultural character. The close proximity of the main house, and the dwelling to its west, to dwellings at the eastern end of Main Road also means that that the site does not read as a former, outlying farm but as a cluster of residential units at the entrance to the settlement. This impression is reinforced by the suburban fencing which divides the northern plots, signage, extensive hard standing, domestic planting with the principal garden and the adjacent caravan site, which is formed from mown grass, which all combine to undermine the rural experience of the former farm and indicate a transition from open countryside to residential settlement (Fig 8).



**Fig 8 The converted outbuildings at Toft House read as part of the village entrance**

2.6 This residential character is further reinforced by the kerbed pavement which travels from the entrance to the Toft House development towards the centre of the village (Fig 9). This begins as a stone pavement at the entrance to the holiday units and becomes a tarmac pavement at the entrance to the house and adjacent dwellings and continues into the heart of the village (Fig 10). The 'Aislaby' sign, Toft House development and pavements linking the latter to the village centre therefore combine to signal the commencement of the settlement of Aislaby in the approach from the north-east. They act as a transition from farmed land bounded by hedges through mown caravan site, converted outbuildings to house and domestic garden with the density of development increasing as one approaches the application site. The stone walls that bound the site and the pavement that connects the entrance to the site with the rest of the village, which itself transitions from stone to tarmac as it travels west, reinforce the increasing urbanisation of the streetscene and the transition from agricultural landscape to settlement.



**Fig 9 Pavement connecting Toft House with village centre and houses visible beyond site**



**Fig 10 Kerbed, tarmac pavement enclosing Toft House Farmhouse opposite site entrance**

2.7 From within the application site, looking east, the converted outbuilding to the former Tofts House farmhouse is visible with its two storey, hipped roof form, modern fenestration and domestic rooflights (Figs 10 and 11). The adjacent house's low garden wall also forms a domestic boundary on the opposite side of the road whilst domestic planting within the garden reinforces the residential character of the site (Fig 10). Views of residential units associated with Tofts House farmhouse, the chalet to the north (Fig 12), houses to the north-west and west from within the application site (Figs 5 and 6) all combine with the location of the village sign, the eight dwellings at Toft House, the dog leg of the road, the pavement which wraps around the site and the unattractive views into the site itself to reinforce the psychological experience that one has already entered the village when one arrives at the site.



**Figs 10 & 11 East towards new cottage conversion and domestic garden from application site**



**Fig 12 View of early 20<sup>th</sup> Century chalet to north of application site**

2.8 This experience is further reinforced by the modern stone trods which travel from the entrance to the site into the village, which are protected by a row of reflective bollards (Figs 12 and 13), and the pavement on the opposite side of the road.





**Fig 12 C20th trod and landscaped verge leading around the site to the site entrance**



**Fig 13 Garden wall, pavement, road, bollards, C20th trod and bank enfold application site**

### **3 Conservation Area Boundary**

3.1 The Conservation Area boundary is an arbitrary line drawn by either a planner or a cartographer at the point at which Aislaby Conservation Area was designated, which was well before the Authority's first Building Conservation Officer was appointed. There was no accompanying

Conservation Area Appraisal at the time of designation to explain and justify the boundary and no subsequent appraisal has been carried out to establish whether this boundary is still actually relevant. It is clear from Fig 15 that a relatively tight line has been drawn around the curtilages of the buildings that existed at the point of designation and that no undeveloped gap sites within the village envelope were included, regardless of whether these contributed to the historic character of the Conservation Area.



**Fig 14** Copyright North York Moors National Park Authority **Aislaby Conservation Area**

3.2 The NYMNP has asserted that ‘the site does not compromise an infill plot and remains outside the main built up part of the village’ yet it is quite clearly located between the extensive Toft House complex of eight dwellings and development to the south and west of Main Road and has a trod leading to its entrance. The arcing shape of the village results in the fact that the settlement and associated Conservation Area boundary extend well north of the application site to both the west and east.

3.3 The map regression at Appendix A evidences that the application site was historically part of a much larger field which, over time, has been used to accommodate the north-eastwards extension of the village towards Toft House. These maps show the piecemeal development of this once rectangular field to accommodate the creation of enclosures, houses and additional gardens with the most obvious change occurring between the 1952 OS map edition and the 2020 aerial image where the remnant of the agricultural field has been converted to form an

enclosed paddock and a caravan site. It would appear that during this time the north-eastern boundary of the site has been truncated and landscaped to create a wide verge to improve the visibility around the ninety degree bend in the road and to create space for the creation of a trod that would connect the site with Main Road. Thus, the original site has also been urbanised along its north-eastern boundary and the boundary hedge is a 20th century construct which occupies a new line. The resultant wedge of land is quite clearly a remnant of a once larger in-village field which is now bounded on three sides by urban development and whose use as a caravan site is significantly different to its original, agricultural use. Only its northern boundary follows its original line although this is now eroded to connect to the adjoining caravan site. In this sense, it is the very definition of a gap site. As a heritage specialist, I would have drawn the Conservation Area boundary along the rear of the application site to reflect the historic association of this field with the expansion of the village and also to reflect the twentieth century landscaping alterations to the site's eastern boundary. I would also have included the land behind the adjacent field to the west. Finally, I would also include the substantial field in the centre of the settlement which, in my view, constitutes an important open space.

3.4 Important spaces include spaces which have historically remained unaltered and or contribute to views or a greater understanding of the significance of the Conservation Area. The field in the centre of the village to north of Aislaby Lane is unaltered and demonstrates the village's intrinsic relationship with its agricultural setting (Fig 15). Views south between Aislaby Hall and Beech Hill towards the Esk Valley demonstrate the village's topographical location and also enhance the status of the substantial dwellings on the south side of the road (Fig 16). The view east between the trees at the point at which Aislaby Lane curves around the application site, in which Whitby Abbey and the North Sea can be seen, also helps aid our understanding of the coastal location of the settlement whilst creating an unplanned but highly attractive view which enhances the character of the Conservation Area (Fig 17). These views contribute towards the Historical Illustrative and Aesthetic Fortuitous Value of the Conservation Area.





**Fig 15 Important open space at centre of Conservation Area**



**Fig 16 Important view south, away from application site, towards Esk Valley**



**Fig 17 Important view east, away from application site towards coast and Whitby Abbey**

3.5 In contrast, the application site and its boundaries are much altered and its use as a caravan site is a modern use. The topography of the site is such that, combined with existing, mature hedges, low-level houses would be largely screened from view from Main Road (Figs 12 and 18). When travelling east along Main Road by car, one's eyes are focused on the road which bends abruptly to the north and requires concentration. By foot, one's eye is drawn down the visually enticing Featherbed Lane and towards the sea through the gap in the hedge (Figs 18 and 19). The

application site sits above the road and pavement and is screened from view by various mature hedges. The proposal would have no impact on one's experience of being within the Conservation Area when travelling in this direction (Fig 18).



**Fig 18 Site hidden in approach from west by mature hedges with sea view creating focal point**



**Fig 19 Featherbed Lane and the sea view to the east draw the eye away from the site**

3.6 The long term plan is for the field to the north of the site to be returned to agricultural use which will visually enhance the setting of the Conservation Area and enhance the contribution this space makes to the Historic Illustrative and Aesthetic Fortuitous Values of the Conservation Area.

3.7 The view towards the Conservation Area in the approach from the north-east would be enhanced by the replacement of the existing mown lawn and visually intrusive white caravans with a visually less intrusive, timeless cottage garden or paddock (Figs 5 and 20). Part of the caravan site will be retained to conserve the business use but the number of caravans on the site will be reduced which will enhance views into the site and towards the Conservation Area.





**Fig 20 White caravans on site visible in approach to village**

3.8 In assessing whether the application site meets the criteria of an infill site, care should be taken not to confuse the terms 'open countryside' and 'rural'. Elements of the site that contribute to the rural character of the settlement and offer amenity will be conserved and enhanced. The mature hedges, dry stone wall and stone gate posts will be retained but signage, infrastructure and the mown lawn associated with the caravan site will be replaced with cottage gardens or paddock that are more rural in character than the existing use. The unsightly, white caravans, which draw the eye and dominate the approach to the village form the east, will also be reduced in number, opening up clearer views of the village roofscape beyond. The raised topography and enclosed nature of the site, the mown grass, the use of the site to park caravans, the caravan site in the field to the north, the backdrop of dwellings in the main approach, the historic pattern of eastwards encroachment into this field, the urban landscaping of the eastern edge of the site including the addition of reflective bollards and the containment to the east, south and west by other dwellings located within the Conservation Area undermine any sense that the site is part of 'open countryside'.

3.9 The applicant has also taken great care to ensure that the buildings are visually interesting, adopting architectural detail and materials found within other buildings within the Conservation Area. As such footprints have been simplified, gables reduced and roof pitches steepened; each house has a different design to reflect the organic nature of the settlement with the larger dwelling under a slate roof and the smaller under a pantile roof, drives are less sinuous and suburban in plan and will be formed from a rural, double track rather than a solid surface, fenestration is timber and organic in appearance with a variety of window sizes and styles, doors are all to be vertically boarded, garages are not free standing and will form attached outbuildings, the existing, unattractive leylandii hedge will be replaced, all new boundaries will be indigenous hedge or dry stone wall and lighting will be minimised.

## 4 Conclusion

- 4.1 I would assert that the site forms an obvious in-fill plot, between an established development of eight dwellings within the Toft House complex and dwellings along both sides of Main Road, which will have defensible boundaries. Its residential development to facilitate the retention of local residents within the village would reflect an historic pattern of development within the wider site which has been developed on a piecemeal basis since the nineteenth century. This, combined with the proposed location of the dwellings, would conserve the linear grain of development along the north side of Main Road. Views into the Conservation Area from the northern approach will be significantly enhanced by the change in use of part of the site from caravan site to garden/paddock. The topography and mature boundary hedges atop twentieth century landscaped slopes will limit views of the development with key views at this point in the Conservation Area being directed away from the site.
- 4.2 Given the above, I would argue that the application satisfies Core Policy J, Policy CO8 and Strategic Policy M. Any minor harm that might be caused to the setting, and therefore the significance, of the Conservation Area through glimpsed views of the roofscape would be more than offset by the enhancement to the views towards the application site from the north-eastern approach and through the provision of much needed local occupancy housing. As such, I believe that the proposal also satisfies the requirements of the NPPF. In light of this, I would recommend the proposed use for approval.

## Appendix A: Map Regression of Aislaby



Copyright National Library of Scotland

Fig 18 OS six-inch England and Wales Series, 1842-1952, published 1853



Copyright National Library of Scotland

Fig 18 OS six-inch England and Wales Series, 1842-1952, surveyed 1892, published 1895





Copyright National Library of Scotland

Fig 18 OS six-inch England and Wales Series, 1842-1952, revised 1911, published 1919



Copyright National Library of Scotland

Fig 19 OS six-inch England and Wales Series, 1842-1952, revised 1927, published 1930





Copyright National Library of Scotland

Fig 18 OS six-inch England and Wales Series, 1842-1952, revised 1938, published 1948



Copyright National Library of Scotland

Fig 18 OS six-inch England and Wales Series, 1842-1952, revised 1950, published 1952



Copyright Google Maps (2020 Imagery)

**Fig 19 Aerial View of historic field showing further domestic encroachment to the east and north**

23.09.2020

Beth Davies  
Director  
1Voyage Ltd

Company Number: 04683525



## Housing Supplementary Planning Document – April 2010

## APPENDIX G LOCAL OCCUPANCY PROFORMA

CRAIG HALL

## LOCAL OCCUPANCY PROFORMA

To be used when applying for full and outline planning permission for Local Needs Housing, to discharge conditions as part of a Condition Verification Check and to confirm accordance with Local Occupancy conditions as part of the National Park Authority's monitoring procedures. For further information about Local Needs Housing, please refer to the Housing Supplementary Planning Document available at [www.moors.uk.net](http://www.moors.uk.net)

## Address of Local Needs Housing

LAND AT TOFT HOUSE  
 MAIN ROAD AISLABY  
 YO21 1SW

Planning application reference no. (office use)

NYM/2020/0757/NEW

Do you currently live in the North York Moors National Park?

 Yes  No

Please complete all sections below which are relevant to your personal circumstances. All information which falls within the definition of personal data under the Data Protection Act 1998 will be used on a strictly confidential basis.

If you currently live in the North York Moors National Park, please complete this section:

Please give your current address

WEST COTTAGE  
 MAIN ROAD AISLABY  
 WHITBY YO21 1AG

How long have you lived at this address?

4 Years 3 Months

If less than 5 years, please give your addresses for the last 5 years with the relevant dates

1. THE GRANARY, MAIN ROAD AISLABY, YO21 1SW - 08/06 TO 01/15
2. 3 CHANCEL WAY, WHITBY, YO21 3NW - 01/15 TO 07/15
3. WEST COTTAGE, MAIN ROAD AISLABY, YO21 1AG - 07/15 TO PRESENT

Please attach documents which give evidence of your place of residence for the last 5 years eg household bills, copies of entry on Electoral Roll

**APPENDIX G LOCAL OCCUPANCY PROFORMA**

Please confirm your reasons for needing to move to the proposed Local Needs Housing development.

NO CURRENT HOUSING FOR LOCAL NEEDS & NO PROSPECT OF ANY. DUE TO PREVIOUS POINTS THE HOUSING MARKET IS UNOBTAINABLE FOR LOCALS ON LOCAL WAGES. PEOPLE FROM OUTSIDE THE AREA ARE INCREASING PRICES DISPROPORTIONALLY.

If you live outside the North York Moors National Park, please complete this section:

Have you previously lived in the North York Moors National Park? ..... Yes/No

Please give addresses for your previous period(s) of residence in the North York Moors National Park with the relevant dates

From..... To..... From..... To.....

Please attach documents which give evidence of your previous residence in the National Park eg household bills, copies of entry on Electoral Roll

Do you have a strong and long standing link to the local community ..... Yes/No

If Yes, please give details of your link to the community, including addresses and length of residence of any family members living in the locality

.....

Please complete any of the following details that apply to you.

Do you need to move to be close to a relative who is currently living in the National Park and requires your support? ..... Yes/No

If Yes, please give details including the name and address of your relative, how long they have lived in the National Park and the reasons for them needing you to live close by to give support.

I WANT TO REMAIN IN A VILLAGE I HAVE LIVED IN ALMOST ALL OF MY LIFE & OFFER SUPPORT TO MY ELDERLY FATHER WHO HAS HEALTH ISSUES RESIDING AT WEST COTTAGE, MAIN ROAD AISLABY, YO21 1SW. MY FATHER FRANK HALL HAS LIVED & FARMED IN THE VILLAGE FOR 52 YEARS.



**APPENDIX G LOCAL OCCUPANCY PROFORMA**

Do you need to move to be close to a relative who can provide you with essential support and who is currently living in the National Park? .....Yes  No

If Yes, please give details including the name and address of your relative, how long they have lived in the National Park and the reasons for you needing to live close by.

.....  
 .....  
 .....

Do you need to move to live close to your place of employment in the National Park? .....Yes  No

If Yes, please give details of your employment including the address, the type of employment, the number of hours and whether it is permanent or temporary. Please provide full details if you are self employed. If you need to move to take up a job offer, please say when your employment will start. Please attach a letter from your employer confirming your employment or job offer.

ICL BOWBY MINE, SALTBURN-BY-THE-SEA, TS13 4UZ (WITHIN NYNPA)  
 I WORK FULLTIME AS A MINER WHO IS ON EMERGENCY CALL TOO FOR THE MINES RESCUE TEAM. TO LIVE LOCAL IS ESSENTIAL.

**This section to be completed by all proposed occupants**

How many people are there are in your household? 3.....

| Age   | Male   | Female |
|-------|--------|--------|
| 0-15  | .....  | .....  |
| 16-20 | .....  | .....  |
| 21-64 | 1..... | 2..... |
| 65+   | .....  | .....  |

What type of accommodation do you require (eg house, bungalow, number of bedrooms, garden)?

3 BED COTTAGE WITH GARAGE & GARDEN

Is suitable accommodation available within the existing housing stock to meet your requirements? Please provide details of properties currently on the market in the village where the proposed development is located.

- No SUITABLE ACCOMMODATION AVAILABLE. ONLY 3 HOUSES FOR SALE,  
 ① BEECH HILL £1,150,000 (MANSION)  
 ② HIGH CROWELL £350,000 (2 BED)  
 ③ AISLABY BANK(82) £280,000 (UNDER OFFER)



**APPENDIX G LOCAL OCCUPANCY PROFORMA**

Richard Haze

NYMNPA  
09/10/2020



**LOCAL OCCUPANCY PROFORMA**

To be used when applying for full and outline planning permission for Local Needs Housing, to discharge conditions as part of a Condition Verification Check and to confirm accordance with Local Occupancy conditions as part of the National Park Authority's monitoring procedures. For further information about Local Needs Housing, please refer to the Housing Supplementary Planning Document available at [www.moors.uk.net](http://www.moors.uk.net)

**Address of Local Needs Housing**

LAND AT TOFT HOUSE  
MAIN ROAD AISLABY  
YO21 1SW

Planning application reference no. (office use)

NYM/2020/0757/NEW

Do you currently live in the North York Moors National Park?

Yes  No

Please complete all sections below which are relevant to your personal circumstances. All information which falls within the definition of personal data under the Data Protection Act 1998 will be used on a strictly confidential basis.

**If you currently live in the North York Moors National Park, please complete this section:**

Please give your current address

~~.....  
.....  
.....~~

How long have you lived at this address? ..... Years .....Months

If less than 5 years, please give your addresses for the last 5 years with the relevant dates

~~.....  
.....  
.....~~      ~~.....  
.....  
.....~~

Please attach documents which give evidence of your place of residence for the last 5 years eg household bills, copies of entry on Electoral Roll

**APPENDIX G LOCAL OCCUPANCY PROFORMA**

Please confirm your reasons for needing to move to the proposed Local Needs Housing development.

LOCAL HOUSE PRICES FAR EXCEED AVERAGE WAGES AND I WANT TO MOVE BACK INTO THE VILLAGE I HAVE LIVED IN MOST OF MY LIFE, TO BE ABLE TO SETTLE DOWN FOR MY DAUGHTER AND TO BE CLOSE TO FAMILY AND MORE IMPORTANTLY FOR MY WORK AND EMPLOYMENT TO CONTINUE WITHIN THE NATIONAL PARK

If you live outside the North York Moors National Park, please complete this section:

Have you previously lived in the North York Moors National Park? .....  Yes  No

Please give addresses for your previous period(s) of residence in the North York Moors National Park with the relevant dates

|                     |                   |
|---------------------|-------------------|
| From 1974 To 1978   | From 1978 To 2002 |
| 2 GALLEY HILL SLACK | TOFT HOUSE FARM   |
| AISLABY YO21 1SR    | MAIN ROAD AISLABY |
|                     | YO21 1SW          |

Please attach documents which give evidence of your previous residence in the National Park eg household bills, copies of entry on Electoral Roll

Do you have a strong and long standing link to the local community .....  Yes  No

If Yes, please give details of your link to the community, including addresses and length of residence of any family members living in the locality

MY GREAT GREAT GRANDFATHER GEORGE ELDERS HAS FARMED AT TOFT HOUSE FARM AS WELL AS MY GREAT GRANDFATHER JOHN ELDERS MY GRANDFATHER REG ELDERS AND MY PARENTS FROM 1889 TO PRESENT DAY

Please complete any of the following details that apply to you.

Do you need to move to be close to a relative who is currently living in the National Park and requires your support? .....  Yes  No

If Yes, please give details including the name and address of your relative, how long they have lived in the National Park and the reasons for them needing you to live close by to give support.

I WOULD LIKE THE OPPORTUNITY TO MOVE CLOSER TO MY ELDERLY FATHER AND WITH MY BROTHER HELP CARE FOR MY FATHER DUE TO HEALTH ISSUES. MY FATHER FRANK HALL LIVES AT THE FOLD, MAIN ROAD AISLABY, WILBY. YO21 1SW



**APPENDIX G LOCAL OCCUPANCY PROFORMA**

Do you need to move to be close to a relative who can provide you with essential support and who is currently living in the National Park? .....Yes/No

If Yes, please give details including the name and address of your relative, how long they have lived in the National Park and the reasons for you needing to live close by.

.....  
 .....  
 .....

Do you need to move to live close to your place of employment in the National Park? .....Yes/No

If Yes, please give details of your employment including the address, the type of employment, the number of hours and whether it is permanent or temporary. Please provide full details if you are self employed. If you need to move to take up a job offer, please say when your employment will start. Please attach a letter from your employer confirming your employment or job offer.

I WORK ON A PERMANENT BASIS FOR E.ON FIELD DEPT SERVICES COVERING THE NORTH EAST FROM SCARBOROUGH TO NEWCASTLE WITH THE MAJORITY OF MY WORK WITHIN NORTH YORKSHIRE AND THE NATIONAL PARK

**This section to be completed by all proposed occupants**

How many people are there are in your household? .....2.....

| Age   | Male        | Female      |
|-------|-------------|-------------|
| 0-15  | .....       | .....1..... |
| 16-20 | .....       | .....       |
| 21-64 | .....1..... | .....       |
| 65+   | .....       | .....       |

What type of accommodation do you require (eg house, bungalow, number of bedrooms, garden)?

.....2 BED COTTAGE.....

Is suitable accommodation available within the existing housing stock to meet your requirements? Please provide details of properties currently on the market in the village where the proposed development is located.

NO SUITABLE ACCOMMODATION IS AVAILABLE WITH ONLY 3 FOR SALE

|   |                      |                         |
|---|----------------------|-------------------------|
| 1 | BEECH HILL MANORIAL  | £ 1,150,000             |
| 2 | HIGH CRAIGWELL       | £ 350,000               |
| 3 | 82 MAIN ROAD AISLABY | £ 280,000 (UNDER OFFER) |