

Brook House Farm, Hawsker, Whitby**Design Plan**

Brook House Farm was purchased by ourselves in August 2020. Prior to this it was a dairy farm. Over many years this was sadly run into a dilapidated state. The farm was sold off in parcels and we were lucky enough to acquire the farmstead itself. It is impossible for it to continue as purely an agricultural endeavour. We are keen to maintain the original footprint and ourselves bring a flock of sheep, a small amount of cattle and horses.

We are keen to revitalise the site in accordance with the local authorities visionary plan that we have read. As a young local family we want to make the farm a beautiful place for visitors and passers-by in this popular tourist location to enjoy once again and support the local economy with a multi stream income site.

We have put a lot of thought into the change of use of our buildings and have made business decisions based around what we believe the area lacks and after reading the local guide.

Our thoughts around changing the caravan site from 3 static pitches to just 1 with tourers has come to us from a demand perspective, Our family runs a local touring site and the demand for touring pitches in this area is high, with many been turned away due to been full. We agree with the parks in relation to static caravans and their impact upon the landscape and that is why we would like to remove the 2 statics, and change the use slightly, they are big and there are plenty of them around us, we do already own 1 static caravan which is why we would like to keep provision for 1 static pitch, this will then be able to be rented out to people for holidays as a pose to just 1 person owning it – bringing more tourism to the area. We have also read the parks plan and taken on board the preference to tourers and this has also pushed us into making this decision.

Our thoughts around caravan storage in the building specified is as follows: The building has historically been used as a storage shed, it is to the back of the farm it is open sided at 2 sides – the front and one side but we will be looking at closing the other side up as well. There is limited caravan storage in the area that is undercover to offer vans protection from the winter season. This is a secluded shed and the storage would not spoil the view/surrounding area. There is good access and the area is secure with fencing, double gates and there will be CCTV. The impact upon traffic would be minimal as the users are likely to have brought their caravans to the area already for holiday use. They will then be stationary stored for winter months.

Our thoughts around an indoor equestrian arena was initially for personal use, however after giving it some thought we would like to be able to offer this to hire for local pony clubs/personal hire etc. – There is no indoor arena in Whitby for equestrians to use/hire and I personally have to travel to Scarborough or York to use an indoor arena. Local pony clubs are travelling to Cleveland to use an indoor arena and it would be nice to be able to offer the facility to such groups. The shed would not be changed on the outside only the inside, it already has electricity and lighting to the building and it is supported by a large concrete parking area to the side that is fully enclosed. Access is good.

We believe the road access to the property to be good. The property is situated off Hawsker Lane and we are the first farm you come too. Hawsker Lane itself is wide enough for 2 vehicles to pass and is straight off the A171 at Hawsker.