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FOR TOWN AND COUNTRY PLANNING ADVICE

Planning Statement incorporating Design and Access Statement, Flood Risk and Arboriculture implications

Application for the siting of three off-grid shepherds huts

At: land comprising field 476857 490642, Sutherland Road, Cropton, Ryedale, North Yorkshire

North York Moors National Park Authority

Report prepared on behalf of Mr and Mrs Stripling Scott

Date: 14th June 2021





Planning Statement incorporating Design and Access Statement

Project: Application for the siting of three off-grid shepherds huts

At: Land comprising field 476857 490642, Sutherland Road, Cropton, Ryedale, North Yorkshire .

KVA Planning Consultancy

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CONTRACT

This report describes work commissioned by Mr and Mrs Stripling Scott in August 2020. The Client representative for the contract is Mr Russell Scott. 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

- 1.1 KVA Planning Consultancy has been instructed to prepare a Planning Statement to accompany the submission of an application for the siting of three shepherd's huts at land comprising 476857 490642, Sutherland Road, Cropton. This statement also incorporates a Design and Access 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;
 - application form;
 - 1 no. elevational drawing of proposed shepherds hut;
 - 1 no. location plan of proposed 3 shepherds huts and tree-planting scheme: and
- 1.3 The application is submitted to the North York Moors National Park Authority ("NPA") on behalf of Mr Russell Stripling Scott and Mrs Harriet Stripling Scott ("the applicants") who are the owners of the land, attached to the wider agricultural small-holding and reside at 3 Forestry Bungalows, Sutherland, Cropton, YO188EU.
- 1.4 The proposal was subject to pre-application advice in December 2020.

2. Planning application

- 2.1 The applicants purchased the property and circa six acre small-holding in 2017 following a relocation and an intentional change of lifestyle as they raise their family.
- 2.2 The land associated with the agricultural business is all within the immediate vicinity of Sutherland Road and is currently grassland for the grazing of sheep. Due to proposed changes in land management following BREXIT, the applicants are in a situation where there is a need to diversify part of their holding to ensure the continuation of their business.
- 2.3 The applicants therefore propose to install three discreet eco-friendly shepherd's huts within their land as an off-grid glamping diversification project. The chosen site is also the location for additional tree and meadow planting (discussed in section 3 below).
- 2.4 No application has previously been made upon this site.
- 2.5 A pre-application enquiry was made to the NPA in December 2020 regarding this proposal, which received a favourable response subject to meeting policy criteria.

3. Description of the Development – including Design and Access

- 3.1 The application site is highlighted in red as shown on the location plan submitted in support of this application to the east of Forestry Bungalows and immediately adjacent to eastern side of Sutherland Road and is shown below in fig. 1.

Fig 1: proposed application site



Copyright Google Maps

- 3.2 The site is currently low-quality unimproved grazing land for sheep.
- 3.3 Both the northern and southern boundaries of the site (marked by the red line boundary on the supporting location plan) is densely populated with native trees including birch, larch, holly, scott's pine and oak (amongst others) as shown in fig. 2a and 2b below.

Fig.2a Northern boundary



Fig. 2b Southern boundary



- 3.4 The eastern boundary of the site consists of a mixture of native hedge and trees with a stone wall separating the farmland beyond. The western boundary is a post and wire fence and is planted with native trees along the entire length, as shown in figs 3a and 3b below.

Fig. 3a Eastern boundary



Fig. 3b Western boundary showing Sutherland Road



- 3.5 It is proposed to situate the huts behind the established dense woodland to the eastern boundary which will provide highly effective screening in the summer months when the applicants propose to use the huts (removing them from site in the winter months).
- 3.6 The applicants have carefully selected locations within the site ensuring their discreet positioning within the existing landscape and to avoid the loss of any existing tree/hedge on site or to the access.
- 3.7 The huts are proposed to be of traditional timber design and situated on wheels ensuring easy removal from the site in winter months and as such do not constitute permanent development. There will be no decking or paraphernalia attached to the huts. The huts, therefore, will not require solid foundations to be constructed meaning that existing and future root systems will not be impacted.
- 3.8 Additionally, the applicants have secured a contract with The Woodland Trust to plant 1600 trees per hectare consisting of a mix of high- and low-density woodland using native broadleaf species. Remaining parts of the field will be further enhanced by open wildflower meadow planting. As such the huts will be located carefully close to existing woodland and the additional planting hereby ensuring they are not visible from Sutherland Road. The applicants are seeking to market the huts as an off-grid glamping experience, therefore, wish the huts to feel hidden within the countryside. Please refer to the 'location plan with tree planting scheme' drawing submitted alongside this statement in support of the proposals.
- 3.9 As a result of the proposed off-grid style of holiday experience, the huts would not require to be connected to either water or electricity supplies and are intended to be simple self-contained eco-huts with a gas stove, sealed composting toilet and batteries for lighting.

Water would be provided by the applicant in plastic drums to each hut and waste captured in sealed units that can be removed and composted down elsewhere on site.

- 3.10 Furthermore, there will be no outdoor lighting and the applicants will impose a 'no noise rule' after 9pm at night to protect nearby residential amenity, although it is not envisaged there would be much noise from the site being only 3 huts with 1 double bed in each.
- 3.11 The site is currently accessed by the applicants via a large field gate measuring 3.8m within the western boundary by tractors and 4x4 vehicles daily to assist with grazing and other livestock related activities. Whilst these activities would stop should the proposal be approved; the applicants propose to retain the current site access for users of the site as shown below in fig. 4

Fig.4: existing and proposed access to the site



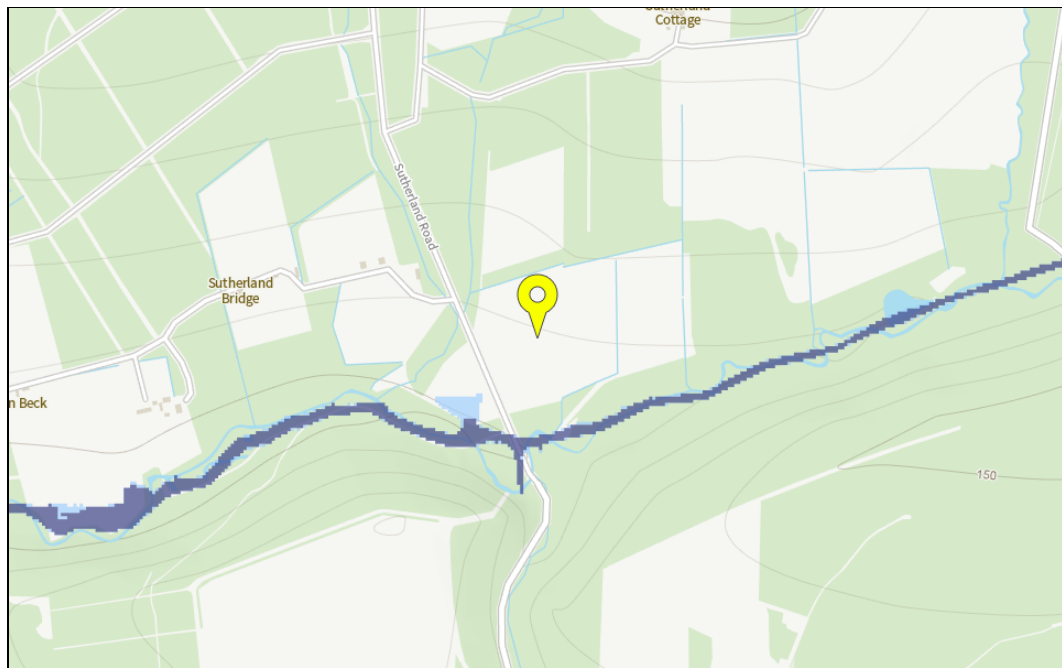
- 3.12 The proposed access is directly from Sutherland Road and measures 7m as shown on the image above which is considered to be sufficient width for the access or egress of a vehicle to the site. As can be seen from fig. 1 above, the road is straight at this point and offers, therefore, long views to anyone leaving the site in both directions from a highway safety point of view.
- 3.13 Sutherland Road is regularly maintained and used for daily milk and other delivery drivers as well as waste/recycling collectors in their large vehicles. Part of the road, owned by The Forestry Commission was regraded in March of this year.
- 3.14 It is anticipated that the amount of new traffic introduced to this location would be minimal due to the limited number of proposed huts and the fact that the applicants have proposed siting a parking area which would not bring vehicular movements associated with the development passed existing dwellings on Sutherland Road. The applicants propose to impose

a one car per hut policy on visitors when booking to ensure a maximum number of three cars at any given point of time.

- 3.15 The applicants have proposed to locate a small parking area adjacent to the proposed access (to avoid parking on Sutherland Road) to ensure vehicles do not pass over the field, shown on the supporting 'location plan with tree planting' image. The parking area will be marked with removable rubber car mats (*ibid.*) designed to allow grass to grow through the 25mm holes. The mats are non-slip and durable allowing them to be removed and reused as required. The mat disappears from view once the grass has grown through and requires no engineering or groundwork to be undertaken ensuring the 'green' field is retained.
- 3.16 The proposed parking site would be screened by existing mature screening so as to 'hide' the cars from view along Sutherland Road as much as possible. Wheelbarrows will be provided if required to allow visitors to carry belongings to the huts from the car-parking area which is in common with other glamping style sites.
- 3.17 It is understood that the construction of a contemporary log cabin in the grounds of the Dower House (at Sutherland Lodge Cottage) have been completed (Ref: NYM/2013/0229/FL) and that works at Sutherland Lodge has commenced (Ref: NYM/2012/0529/FL). Condition 16ii attached to that permission is sets out a requirement for the construction of two passing places *"generally in the section of lane immediately North of Skelton Banks Farm, each place shall provide a 5-metre minimum width carriageway width for a distance of 6 metres in length and provide 30-degree entry and exit tapers when completed, each passing place shall be constructed in accordance with NYCC standard passing place details unless otherwise agreed."*
- 3.18 It is not known when the passing places subject to the condition will be implemented, however, as work has commenced on site, it is assumed that this will take place in the foreseeable future. The two new passing places, when constructed, on Sutherland Road alongside the eleven existing ones, are likely to be passed by vehicles travelling to the applicant's site subject to this application. As such it is considered that these should sufficiently cater for the cumulative developments along Sutherland Road.

4. Statement of Flood Risk

- 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

- 5.1 The site is currently used for livestock grazing and is considered low grade unimproved grazing land. As set out in section 3 above, the applicants have carefully located the three shepherd's huts in a location where they would be well screened by existing trees. Given the fact that the three units will be removed in winter months and are on wheels, there is no intention to undertake any groundworks, thereby no damage to root systems will occur. No trees or natural vegetation will be removed from the site at all.
- 5.2 The applicants intend to plant trees and wildflower meadows across the rest of the site, as per their contract with The Woodland Trust which will enhance the quality of the land and improve general biodiversity across the site. It is thus not considered that the addition of three shepherds huts for six months of the year will detrimentally impact the quality of the land or existing arboriculture across the site and within the immediate vicinity.

6. Planning Context

- 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. Section 4 of the Open Countryside Section states that Development will only be permitted in Open Countryside *‘where it meets the requirements set out at Policy UE2 (Camping, Glamping, Caravans and Cabins)’*.
- 6.5 NYM Local Plan UE2 is, therefore, the predominant policy which this application would be determined against and matters for consideration are set out below.
- 6.6 NYM Local Plan UE2 – Development will only be permitted for small scale holiday accommodation (such as [...] shepherds huts, [...] where: Point 2: *‘It is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation.’* The applicants live and operate their main agricultural business from their property – 282m (circa. 2 minute walk) from the proposed site, which is not considered to be isolated for the purposes of planning policy, especially in the context of surrounding built development. This was confirmed via email by the planning officer during pre-application discussions. The applicants propose to manage future bookings via a website from their property and greet future guests on-site, ensuring that no guests will be required to visit their home.
- 6.7 *‘In order to respect the sensitivity of the local landscape character type all sites must be screened by existing topography, buildings or adequate well-established vegetation which is within the applicants control and where arrangements for its long-term maintenance can be demonstrated.’* The established mature woodland beyond the site is owned and managed by the Forestry Commission, however, the proposed site itself is in the complete ownership of the applicant who has entered into a contractual agreement with the Woodland Trust to deliver a planting scheme across the site (with or without the proposed huts). This proposed landscaping scheme, in combination with the existing woodland, will ensure the huts will be completely screened when traversing Sutherland Road. The existing open field character will

be altered to woodland and meadow which will better aid assimilation of the huts into the landscape.

- 6.8 The policy goes on to set out that criteria will be expected to be met (in order to gain approval). *Point 2 criteria a-d:* The applicants consider their proposal to site 3 shepherds huts within the field on wheels for 6 months of the year, will not require any alteration to ground levels and therefore have a low environmental impact to the landscape – any perceived impact will be completely reversible as the units will not require foundations; the applicants propose to enforce a site rule that there will be no outdoor lighting on the site or noise after 9pm to protect residential amenity and the immediate area, ensuring the existing local tranquillity is maintained; due to the proposed planting scheme of woodland and meadow flowers alongside the careful positioning of the huts and associated cars, the character and visual attractiveness of the landscape will be altered and potentially enhanced, alongside opportunities for increased biodiversity; and the accommodation will be a high quality eco-design allowing visitors to be self-sufficient without the need for additional external paraphernalia. During the winter months there will be no structures on site at all. As previously stated, the huts would not require connecting to either water or electricity supply and are intended to be off-grid, eco style huts with a gas stove, sealed composting toilet and batteries for lighting.
- 6.9 According to the supporting text to the policy ‘small scale’ is considered by the NPA to be ‘*no more than 12 units*’ – therefore, the proposal for 3 huts with a floor space of circa 12.1m² is considered to be compliant with this definition and meets with the additional criteria within the policy which sets out that the net floor space for each unit should be less than 25m². The applicants do not wish to increase the number of units on site as this would defeat the objects of their marketing proposals in terms of ‘eco-tourism’. Visitors who wish to visit a larger site with more facilities can benefit from plenty of existing alternative options within the NYM and surrounding area.
- 6.10 As addressed in para 6.6 above, the applicants reside a mere 2-minute walk from the site and therefore, additional management buildings will not be required and do not therefore form part of this planning application.
- 6.11 The site is located within the environment agency’s flood zone 1, therefore, will cause no risk from flooding.
- 6.12 There are no detrimental arboricultural implications of the proposals.
- 6.13 Work has already been undertaken to Sutherland Road as a result of proposals at Sutherland Lodge Activity Centre as discussed in section 3 of this statement which will address the cumulative traffic movements of all proposals within this area. Individually, it is not expected that this proposal will affect highway capacity or safety.
- 6.14 In conclusion, as demonstrated by this statement, the development proposals at this location are in accordance with both national and local planning policies.

7 Conclusion

- 7.1 This Planning Statement has been prepared to support of an application for the siting of three shepherd's huts at land comprising 476857 490642, Sutherland Road, Cropton on behalf of the applicants Mr Russell Stripling Scott and Mrs Harriet Stripling Scott. This statement also incorporates a Design and Access Statement and considers flood risk and arboricultural implications.
- 7.2 The applicant has compiled elevational drawings alongside the agreed tree planting plan in support of the proposals. The justification for the proposed development is set out in section 2 of this statement.
- 7.3 As set out in section 3 and 6 of this statement, the proposed development constitutes the siting of 3 eco-style, off-grid shepherds huts on land currently used for sheep grazing by the applicants. Due to an agreement with The Woodland Trust, the open nature of the site is likely to change as a result of 1600 trees being planted per hectare and the introduction of a wildflower meadow. The Huts are to be sited discreetly behind existing planting and around new areas as shown on the submitted plans to effectively 'hide them from view'.
- 7.4 The application does not propose a new or any alteration to the existing access as part of the proposal. No trees or vegetation will be required to be altered as a result of this. When constructed, new passing places installed along Sutherland Road which will help assimilate the impact of vehicular movements from cumulative developments within the locality, although it is envisaged that this proposal will deliver very minor movements (a maximum of 3 additional cars at any one time).
- 7.5 The self-contained huts will only be on site for 6 months of the year (during the summer months) and will be based on wheels for easy removal over the winter period. As such no foundations are required to be provided thereby ensuring no impact to root systems.
- 7.6 The applicants will not allow external lighting or paraphernalia to be implemented at the site and will impose a 'no noise' rule after 9pm rule (although it is envisaged to be a quiet site in general terms) to protect residential tranquillity nearby.
- 7.7 The applicants manage their small holding from their property 282m from the site which is not considered 'isolated' and as such do not require any additional management facilities.
- 7.8 The site is located within flood-zone one and therefore, is not at danger of flood risk on site, or elsewhere.

- 7.9 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

Environment Agency Report on Flood Risk for land at 476857 490642, Sutherland Road.

Flood map for planning

Your reference
Sutherland

Location (easting/northing)
476857/490642

Created
8 Jun 2021 13:31

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

This means:

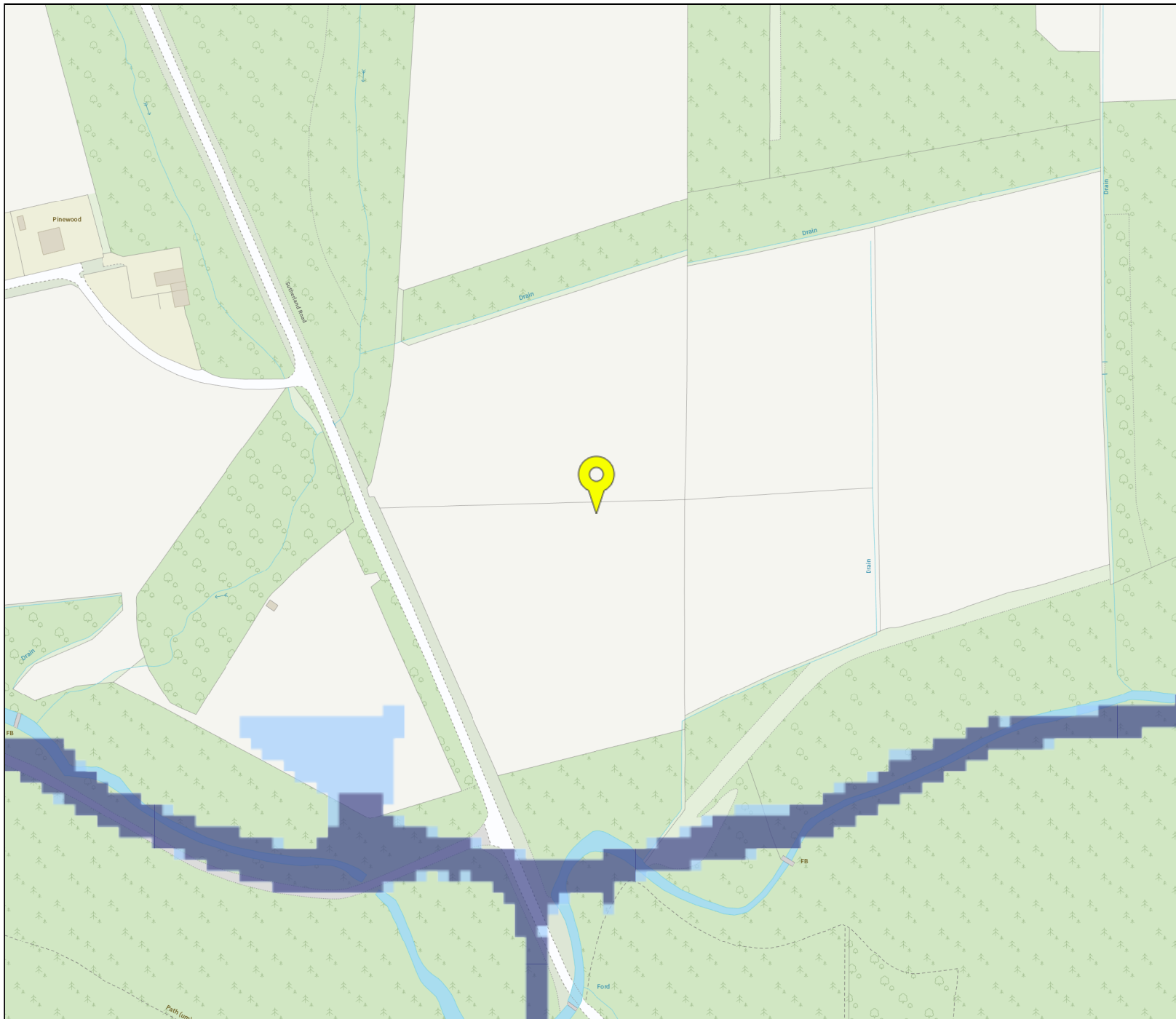
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage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

Location (easting/northing)
476857/490642

Scale
1:2500

Created
8 Jun 2021 13:31

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

0 20 40 60m