

PLANNING SUPPORTING STATEMENT

At: Lawns Farm,
Barry Bank,
Ugthorpe

NYMNPA

21/09/2021

Cheryl **Ward**
Planning

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Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 Introduction

- 1.1 Acting upon the request of the applicant Cheryl Ward Planning has been instructed to submit a planning application in relation to the area outlined in red on the attached location plan at Lawns Farm, Barry Bank, Ugthorpe, Whitby, YO21 2BQ.
- 1.2 The client has instructed the introduction of a low key tourism development on the land associated with the farm (known as Sheep pens and The Garth). The site is to be used for the siting of 3 no. camping pods as part of a rural diversification scheme to be managed and operated by the applicant. The scheme makes use of existing vegetation and the landscape topography to assist with screening of the development.
- 1.3 The application seeks full planning permission under the Town and Country Planning Act 1990 for use of the land for the siting of 3 no. camping pods and associated access and parking and is justified in the preceding sections of this Statement.
- 1.4 The site falls under the jurisdiction of North York Moors National Park for planning control.
- 1.5 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 design and access rationale. In summary, it provides a structured way of describing the development proposal.

3.0 Planning History

- 3.1 A search of North York Moors National Park Authority's online planning records has revealed the following planning history associated with the application site.

NYM/2005/0554/FL – Conversion of farm buildings to form a dwelling at Lawns Farm, Ugthorpe – Granted.

Noteworthy cases

NYM/2021/0482/FL – Use of land for the siting of 1 no. shepherds hut for holiday letting purposes with associated hardstanding (retrospective) at Highfield, High Hawsker – Granted.

4.0 Planning strategy

- 4.1 The proposed development seeks to follow the principles of the **NYM Local Plan – Strategic Policy SPJ** (Tourism and Recreation), **Policy UE2** (Camping, Glamping Caravans and Cabins) and **Strategic Policy C** (Quality and Design of Development).
- 4.2 In essence, the development whilst in the open countryside it is not isolated from an existing residential/business which will be used to manage the accommodation.
- 4.3 The development presented in the preceding paragraphs aims to align with the following criteria set out in the most relevant **Policy UE2** which states:

Development in Open Countryside will be supported providing:

- it is not isolated from an existing business or residential unit which will be used to manage the accommodation.

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 applicant's control and where arrangements for its long term maintenance can be demonstrated. The following criteria will be expected to be met:

- a) The accommodation avoids extensive alteration to ground levels and has a low environmental impact through limited foundations to enable the accommodation to be removed without harm to the landscape;
- b) It does not lead to unacceptable harm in terms of noise and activity on the immediate area;
- c) The proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area; and
- d) The accommodation is of a high quality design which complements its surroundings.

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In addition to the above criteria:

- i. For camping and glamping proposals the net floor space of each unit is less than 25sq.m and the development is not connected to a foul drainage system.

4.4 This planning statement sets out the overall case for the proposed development and is supported by the following documents:

- Planning application forms.
- Design and Access Statement - CWP.
- Location Plan (Land owned) and red line plan.
- Proposed camping pods specification.

Site location



Fig 1. – Application site highlighted in red at Lawns Farm, Ugthorpe.

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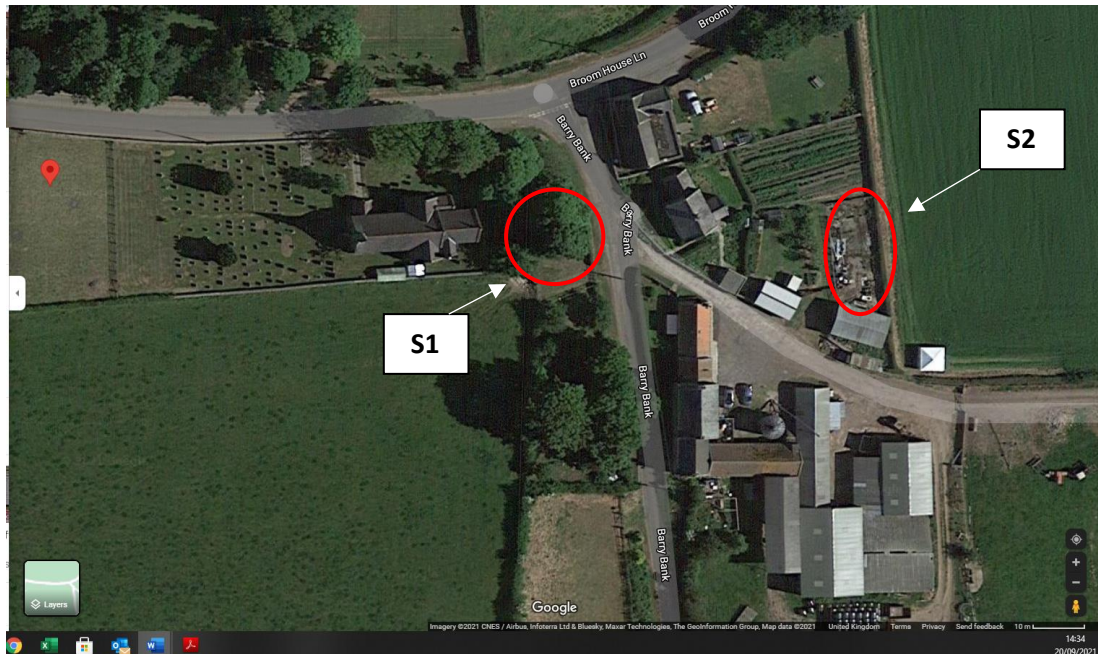


Fig 2. – Application site 1 (S1) (The Garth) and application site 2 (S2) (sheep pens).

Source: Google imagery - <https://www.google.co.uk/maps/place/Ugthorpe,+Whitby/@54.4887343,-0.7671778,325m/data=!3m1!1e3!4m5!3m4!1s0x487f18c9f7d1c2f7:0xa54354fbf72b3775!8m2!3d54.48919!4d-0.768231> – for illustrative purposes only.

5.0 The Site

Site context and surroundings

- 5.1 Lawns Farm is located to the south of Broom House Lane where access is taken via Barry Bank Lane. The farm unit lies on the south-eastern edge of Ugthorpe village adjacent to Christ Church, Ugthorpe in what can be described as a rural, pastoral landscape.
- 5.2 In a wider context, the site is 4 miles west of Whitby, 13.15 miles south east of Guisborough. The site nestles in the landscape on the upper coastal hinterland with the tributaries that run direct to Sandsend and Sandsend Beck between the A171 and A174 main roads.
- 5.3 The unit it is well connected to a series of rural road networks which feed out to the main A171 Whitby to Guisborough road to the south and A174 Sandsend road to the north.

- 5.4 The surrounding land is generally grass land with some productive land taken for arable cropping, haylage, hay bales for stock and is land that is sufficiently well enclosed and protected by landscape topography, hedgerows and wider woodland.
- 5.5 The application site is accessed at the entrance to Barry Bank Lane, an unclassified rural road. Barry Bank Lane is a local road used to provide access to Lawns Farm, Ugthorpe Sewage Works and ceases at Barry Bank Farm south of the application site. This road is essentially only accessed by local people needing to access existing infrastructure, land and buildings and occasionally by Yorkshire Water.
- 5.6 The application site itself is identified on the OS Map Extract and comprises Site 1 and Site 2 as illustrated above. Site 1 is known as The Garth and is a small parcel of land adjacent to Christ Church and to the applicants' fields beyond.
- 5.7 Site 2 is known as the Sheep pens, they are sited within the farmyard at Lawns Farm.

Local Landscape and Topography

- 5.8 Within the NYM Landscape Character Assessment the application site is located in the 'Coast and Coastal Hinterland' where the key characteristics of this landscape type include a rolling coastal landscape drained by a series of steeply incised and minor winding becks that flow towards the coast. The valleys are lined with deciduous woodland much of which is semi-natural woodland. Recent and modern development is generally agriculturally based. The field patterning is irregular, often intensively farmed and divided by a mixture of closely trimmed hedgerows and fences.
- 5.9 The application site occupies a central valley location and is a site with good access for rural/agricultural purposes/tourism links.

Geographic Information

- 5.10 A thorough check of Magic Map has revealed there is no presence on the site edged in red or within close proximity to any known ecological (habitat and species), archaeological, landscape classification or marine constraints that would have a bearing on the submission of the application.
- 5.11 Curlew, lapwing and other farm birds can be found to exist in the locality however the proposal is highly unlikely to pose a threat to any of these unprotected species.
- 5.12 In summary, the proposed use of the building for residential purposes to the above referenced local land-based designations is unlikely to have a harmful impact.
- 5.13 The site is well screened from the road network by landscape topography and natural vegetation i.e. trees, hedgerow and shrubs.
- 5.14 Lawns Farm is a well-established 124 acre farm unit with grazing land for livestock which is operated and managed as part of the applicants wider farming enterprise.

- 5.15 The applicant has farmed Lawns Farm for over 20 years and was bought in July 2019. In total they farm 500 acres.
- 5.16 Lawns Farmhouse is centrally located within the unit and is well placed to provide surveillance over the majority of the land holding and the proposed development. It takes in good views across the valley towards the coast and down towards Sandsend.
- 5.17 Essentially, the farming operation will continue to function from the site and the proposed development will operate alongside this as a small scale additional income generator to supplement the farms economic stability/viability.
- 5.18 The application site is within walking distance of the remainder of Ugthorpe village and has good access links by road and other sustainable modes of transport i.e. bus, cycle, and on foot and is within easy reach of the local towns referenced above.
- 5.19 This linking of networks means the site can be sustainably linked from one site to another with necessarily using a car.
- 5.20 The application site itself is split into two sites (S1) (known as The Garth) and (S2) (sheep pens) and it is in these 2 no. locations where the accommodation (camping pods) is to be located.
- 5.21 See OS Map Extract to show the relationship between the main house and the application site (S1 and S2). Essentially, it is from the main house that the site is to be managed and surveillance of the site and the land is within the control of the applicant.
- 5.22 Key features including vegetation and dry stone walling in the locality provides useful screening of the development sites. Both sites are virtually flat and are fortunate to be able to take advantage of the spectacular views to the north and south.
- 5.23 In summary, the proposed development will operate alongside an existing rural enterprise and is fundamentally a form of rural diversification and is subservient in scale to the existing buildings and Lawns Farmhouse.

6.0 The Proposal

Introduction

- 6.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of this planning application.
- 6.2 The aim of the proposal is for use of the land for the siting of 3 no. timber camping pods. The accompanying plans and pod specification(s) for S1 and S2 seek to show how this can be achieved on the site without harming the special qualities of the area and the protected landscape of the NY Moors National Park. The scheme seeks to maintain and where appropriate enhance features of ecological value and recognised geodiversity features.
- Proposed Location Plan.
 - Proposed Pod Specification.

Site 1 (S1) – The Garth

- 6.3 The proposal seeks to make use of the land adjacent to Christ Church on the opposite side of the road to Lawns Farm in an area known to the applicant as The Garth. The site is a quiet site comprising a small copse of mature and well established vegetation within which 1 no. pod would be located and well screened. In effect, it uses the mature screening as a backdrop to the development (unaffected by the proposal) to establish a small tourist venture offering unique holiday accommodation. The Garth in which the pod will be sited is less than $\frac{1}{4}$ of an acre.
- 6.4 Access is to be maintained to the Orchard area to the south and the fields (owned by the applicant) to the west for which there is already a gated field access in place. The pod would occupy the land to the right hand side of the gate.
- 6.5 Proposed location plan identifies the development in relation to Lawns Farm and pinpoints the exact position of S1 and the one unit which is sensitively located on the edge of the village albeit well screened.
- 6.6 As with the above relevant case (NYM/2021/0482/FL), the site is in a less visible position on a quiet country lane, only used for access by locals, where the unit is to be used for holiday accommodation without having an adverse impact on the landscape character or the setting of the church and in this location is considered to weigh in favour of aligning with Policy UE2 of the NYM Local Plan.

Site 2 (S2) – Sheep pens

- 6.7 The sheep pens are located within the yard to Lawns Farm, behind a small hay shed and the allotment to the neighbouring property, known as Chestnut View.
- 6.8 The site is enclosed to all sites and was previously used as a handling facility when the farm had a greater number of livestock i.e. sheep (now dairy and arable). The sheep pens have become redundant for farming proposes although they remain close to the farmyard and are easily accessed.
- 6.9 It is proposed to site the remaining 2 no. camping pods within the former sheep pens as a safe and inclusive area for visitors.

Character, Design, Materials and Landscaping

- 6.10 The unit to be sited at S1, is referred to as a garden camping pod measures 6 metres long and 3 metres wide.
- 6.11 The 2 no. units to be sited at S2 are slightly larger due to the locational requirements of the two sites. They measure 6 metres long and 4 metres wide.
- 6.12 Although there is some variation in unit type, in general, the 3 no. pods are to be of a similar character, design and appearance.
- 6.13 The pods will sleep between 2, 4 and 6 people respectively. Each pod sits directly onto the ground without the need for a hard surface/base. The measurements include the extended decking area on which a small picnic bench can be situated.
- 6.14 Internally, each pod comprises a small kitchenette, dining table, bathroom, bedroom and a sofa bed.
- 6.15 Typically, each pod has the appearance of an upside down boat with curvilinear roof.
- 6.16 S1 and S2 are physically and functionally linked to Lawns Farm and an existing rural business which forms part of the same enterprise.
- 6.17 The project has the potential to contribute to the sustainability of the applicant's farm. These new facilities are needed to contribute to the farms income and will offer a distinct yet discrete new farm diversification, tourism and recreational product in the area.
- 6.18 A more detailed specification of the structures is included in the application documentation. The plans provide the dimensions of the low impact accommodation which avoids extensive alteration to ground levels and has a low environmental impact through limited foundations which will cause the least intrusion to the ground.

Design and materials

- 6.19 In accordance with the NY Moors Local Plan **Strategic Policy C** (Design), the design of the proposed camping pods has been very carefully considered. The applicant's aim is to create something that is sustainable to construct and operate whilst being sympathetic to the local surroundings.
- 6.20 The pods are constructed wholly of sustainable timber within a timber framework and are externally clad all over in dark coloured cedar shingles to as to sit quietly in the local landscape.
- 6.21 The units must also be comfortable and luxurious enough to attract visitors to come and stay at the site and revisit. As such the development would comprise a small cluster of high end visitor accommodation.
- 6.22 The units are constructed in such a way that relies on a low carbon footprint with minimal intervention such as hard surfacing and lighting – all of which may be conditioned if considered to be necessary.
- 6.23 Each pod would be self-contained and will be positioned spaciouly on the site to avoid being overly close to the adjacent unit. Each structure is single storey reaching an overall heigh of only 2.5 - 3 metres in order to be compatible with the surrounding landscape. Each pods will have a low level matt black flue to support a log burning stove.
- 6.24 The siting, scale, layout, orientation, density and design of the proposed structures is unlikely to adversely affect the special qualities of the area – including the peace and tranquillity of the location including dark night skies.
- 6.25 The development is designed to minimise the level of permanency so that the structures can be removed when they are no longer required and without damage to the natural landscape.

Sustainable construction

- 6.26 It is part of the applicants brief to build the pods in the most sustainable way possible. Being able to create a product that is not only sustainable to build, but sustainable to operate and manage and to have the lowest possible impact on the surrounding environment.
- 6.27 Both frame and cladding of the building will be timber. Dark materials will assist in disguising the buildings and any sensitives on the streetscene/landscape. Double glazed windows will provide insulation whilst maximising solar gain throughout the day.

Drainage

- 6.28 The 3 no. camping pods will be served by non mains drainage via 2 no. new sewage package treatment plants are identified by an 'X' on the location plan are to be buried underground.

Landscaping

- 6.29 Where possible the development seeks to minimise areas of hard surfacing for visual impact reasons and to reducing surface water run-off.
- 6.30 A landscaping condition may be imposed if it is felt necessary however it is considered that the planting of trees/shrubs could create a false impression of an otherwise well screened landscape. As such no landscaping is therefore proposed unless it is considered to be wholly necessary.

Site Management

- 6.31 The site would be managed by the applicant who has a long term commitment to live and manage the small scale tourist venture from Lawns Farm alongside the existing farm unit.
- 6.32 The applicant will operate the site, take future bookings and control the level of activity and parking etc.
- 6.33 The development is compatible with the farm and neighbouring land uses and is unlikely to cause undue harm the character or appearance of the locality for themselves or future users of the site.
- 6.34 There is no requirement for additional accommodation from which to manage the site.

Access

- 6.35 Vehicle access to Lawns Farm will remain unchanged and the existing farm road will be utilised as a means to access the application site(s).
- 6.36 Parking for S1 and S2 is to be located within the existing farmyard at Lawns Farm. The idea is that future users will park in the yard and walk to their pods.

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 site lies within NYM National Park where the natural and open characteristics (particularly S2) make it a perfect viewing point for experiencing the dark and starry skies in dramatic surroundings, from the valley floor to the open top coastal plateau to the north and east.
- 7.3 Another special quality of the area is the strong feeling of remoteness something the applicant wishes to share with 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 nearby stream

Restfulness

- 7.4 The 3 no. camping pods would provide a unique and quiet place to take advantage of these special senses and provide a get-away for many. Having lived in the locality for many years the applicant has a strong understanding of remoteness, and this is used as a golden thread throughout the development.
- 7.5 It is the peace and tranquillity of the area which they wish to pass on to future visitors.
- 7.6 There is popular demand for camping pods and together with their scale and form unlike the manoeuvring/towing of caravans etc and the sustainable nature of their construction makes them highly compatible for the locality.
- 7.7 The accommodation is likely to attract a different type of tourist than the standard camper/glamper; particularly those seeking to enjoy the peace and tranquillity of the locality and the feeling of remoteness and being outdoors but without having to forgo everyday luxuries, such as comfortable beds, toilets, showers and cooking facilities.
- 7.8 Conserving and enhancing the dark night skies is of paramount importance to the applicant. They wish visitors to experience the darkness at night. In turn, this will maintain wildlife including species such as bats, moths and nightjar and therefore contribute to biodiversity and geodiversity.
- 7.9 Promoting the dark night skies through good management of the site and zero up-lighting will assist in minimising light spill in the remote fields surrounding the site.

- 7.10 In a wider context it is demonstrated that the development conserves the special qualities of the locality and that of designated dark night sky reserve.
- 7.11 In conclusion, the nature of the development will not generate intensive noise, activity or traffic levels; will be well integrated into the surrounding landscape; is close to existing buildings and offers a high quality of design incorporating natural elements appropriate to the locality.
- 7.12 This Peace, Tranquillity and Dark Night Sky 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

Planning and Compulsory Purchase Act 2004

- 8.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 8.2 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 8.3 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2021)

- 8.4 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in July 2021 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.
- 8.5 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’.
- 8.6 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
- 8.7 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For plan-making this means
- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
 - b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

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- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; 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.

8.8 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’.

8.9 Paragraph 84 of the NPPF states that ‘planning policies and decisions should enable:

- 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; and
- 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’.

8.10 Paragraph 85 of the NPPF confirms that 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.

8.11 Paragraph 129 of the NPPF states that design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.

8.12 Despite the NY Moors National Park relying heavily on tourism and this wholesale sector growing year on year there is no design guidance for camping, glamping, caravan or cabin sites to site alongside **Strategic Policy J** (Tourism and Recreation) and **Policy UE2** (Camping, Glamping, Caravans and Cabins).

- 8.13 Paragraph 130 of the NPPF states that Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 8.14 In addition to the above, paragraph 176 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. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- North York Moors National Park Authority – NYM Local Plan (2020)
- 8.15 Applications for planning permission are primarily considered against policies set out in the 'development plan' for the North York Moors National Park. This is made up of a series of formal planning documents that have been through a period of consultation and testing and have been subsequently formally adopted by the National Park Authority.
- 8.16 The NYM Local Plan was adopted on 27 July 2020 and will be in place for the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It acknowledges that there is a need for new homes, jobs and services.

- 8.17 The role of this Plan is said to manage the ‘often competing aims by putting in place a set of policies to guide careful decision making where new development will be located and how it will look and function’. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.
- 8.18 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

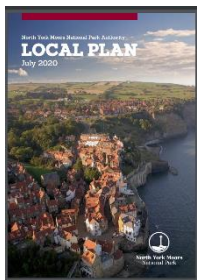
DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2021)	Paragraphs 2, 7, 8, 10, 11, 38, 84, 85, 126, 130, 131, 176.
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019).
Local Development Plan in force	
NYM Local Plan (2020) 	Strategic Policy A – Achieving National Park Purposes and Sustainable Development. Strategic Policy B – The Spatial Strategy. Strategic Policy C – Quality and Design of Development. Strategic Policy E – The Natural Environment. Strategic Policy G – Landscape. Strategic Policy H – Habitats, Wildlife, Biodiversity and Geodiversity. Policy ENV1 – Trees, Woodland, Traditional Orchards and Hedgerows. Policy ENV2 - Tranquillity. Policy ENV3 – Remote Areas. Policy ENV4 – Dark Night Skies Strategic Policy J – Tourism and Recreation. Policy UE1 – Location of Tourism and Recreation Development. Policy UE2 – Camping, Glamping, Caravans and Cabins. Strategic Policy K – The Rural Economy. Policy BL3 - Rural Diversification.
NYM Supplementary Planning Documents	Part 1: General Principles (2008). Part 3: Trees and Landscape (2008)

Table 1. – Planning policy and guidance.

Planning policy in more detail

- 8.19 The most relevant planning policies to the development comprise the newly adopted NYM Local Plan **Strategic Policy C** (Quality and Design of Development). It confirms that in order to maintain and enhance the distinctive character of the National Park development will be supported where the proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park design guide.
- 8.20 The development is aligned with **Strategic Policy C** of the NYM Local Plan in that it will function well and add to the overall quality of the area and Hogarth Hall, not just for the short term but over the lifetime of the development and is visually attractive as a result of good design and architecture, layout and appropriate and effective landscaping.
- 8.21 **Strategic Policy J** (Tourism and Recreation) of the NYM Local Plan seeks to guide development including Tourism and recreation development to places where:
1. It is consistent with the principles of sustainable tourism set out in paragraph 5.4;
 2. It does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset;
 3. It provides and protects opportunities for all people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents;
 4. It is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape;
 5. Any accommodation is used only for short term holiday stays;
 6. It does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way; and
 7. It does not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.
- 8.22 The development is aligned with **Strategic Policy J** of the NYM Local Plan in that it is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 8.23 The development continues to maintain a strong sense of place, using the arrangement of and orientation of lodges spaces, building type and materials to create an attractive, welcoming and distinctive places to visit.

- 8.24 The development has the potential to optimise the use of Hogarth Hall and the land to accommodate and sustain an appropriate amount and mix of development and without over burdening local facilities and transport networks.
- 8.25 The development will create a place that is safe, inclusive and accessible and promotes understanding and enjoyment, health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 8.26 **Policy UE1** of the NYM Local Plan (Location of Tourism and Recreation Development) guides development in Open Countryside where it involves the expansion or diversification of an existing tourism or recreation business and the proposed development is functionally dependent and subservient in scale to the existing business.
- 8.27 The development is considered to align with **Policy UE1** of the NYM Local Plan as an existing tourism business in the Open Countryside in the National Park that wishes to expand or diversify.
- 8.28 **Policy UE2** (Camping, Glamping, Caravans and Cabins) of the NYM Local Plan guides development for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) where it is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation. 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 applicant's control and where arrangements for its long term maintenance can be demonstrated.
- 8.29 The development is considered to align with **Policy UE2** of the NYM Local Plan on grounds that the accommodation avoids extensive alteration to ground levels and has a low environmental impact through limited foundations to enable the accommodation to be removed without harm to the landscape; it does not lead to unacceptable harm in terms of noise and activity on the immediate area; the proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area; and is of a high quality design which complements its surroundings.

9.0 Planning Assessment

- 9.1 The Authority will expect proposals for new tourism and recreation facilities to represent sustainable tourism and, in making the assessment of whether a proposal is sustainable, the following guiding principles will be applied:

First purpose principles

1. The overriding priority is to avoid damaging the very qualities that visitors and residents enjoy.

When assessing planning applications for new development the question to be asked is 'does the proposal respect and show understanding of the National Park Authority's first purpose.

- 9.2 The applicant notes the high value visitors place on the North York Moors landscapes and that this is required to balance with the peace and quiet. The proposals are therefore designed to a high standard and are of an appropriate low scale and density in order to align with the first purpose principle.

2. Proposals will conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.

- 9.3 National Parks are not suitable locations for major development and the need to protect their special qualities means that small scale, well designed development which underpins enjoyment, and which does not detrimentally impact on the landscapes, dark night skies and tranquillity are more likely to be acceptable.
- 9.4 The development is sensitively designed holiday accommodation to support a local business and allow people to enjoy the special qualities of the National Park whilst avoiding sporadic development in unsuitable and unsustainable locations.
- 9.5 Adequate and active management of the site has clearly been put forward to prevent any local amenity issues such as noise, light pollution and/or other disturbance from re-occurring. The management arrangements are outlined in the above paras. **6.31 - 6.34** above.

Second purpose principles

1. Proposals which are based on the special qualities of the National Park and lead to a greater understanding of the North York Moors' evolution, natural processes, cultural heritage, and of how it functions today are more likely to be supported.

- 9.6 The application seeks to diversify a farming activity and established mixed use facility to ensure the continued viability of Lawns Farm. In doing so, based on the above guidelines, the small scale development would not generate an increase in activity levels which would be harmful to the farms existence and would be wholly compatible with farming activities. The supporting text states that as a guide, sites comprising no more than 12 units (including any existing units) of which there are none of this type at the site are likely to be considered small in scale. This proposal will support 3 no. units.
- 9.7 The type of accommodation has been chosen fundamentally for its low level impact on the landscape and can be integrated into the local landscape in a way that does not result in an unacceptable or adverse impact on its character and appearance of the National Park or the peace and tranquillity.
- 9.8 S1 and S2 are secluded sites on the edge of the village and are not visually prominent and screened on at least three sides by established vegetation and provide a unique setting for the development.
- 9.9 Whilst S1 and S2 are not 'within' an established area of woodland or forest there is no longer a requirement for this under new planning policies. Notwithstanding this, the site lies adjacent to mature trees and hedgerows and in terms of balancing the proposal with the Park's conservation and environmental objectives and for the protection of the existing trees and wildlife seeks to use the existing landscape features and trees around the site as screening for the pods rather than within the trees and is seen as a far better solution.
- 9.10 Whilst it is accepted the purpose behind the policy is to avoid an unacceptable impact on the character and appearance of the locality and for sites to be well-screened and easily absorbed into the local environment it is considered that this criteria can easily be met in this instance by the use of the site topography, levels and existing landscape features and natural land contours.
- 9.11 It is our view that S1 and S2 is well screened and in a rolling coastal hinterland, characterised by a pastoral landscape with interspersed fields and mature vegetation and will be barely visible from public viewpoints including from within the local streetscene.

2. Proposals for new development should build on the character of the North York Moors National Park. People visit the North York Moors for 'the Moors experience' and come here to do many things – for example taking in the serenity and openness of its moorland, visiting its ancient abbeys and monuments, taking in the charm of its fishing villages or enjoying its local food and drink. Proposals that promote the use of the North York Moors' long distance walking and cycling routes are also encouraged.

- 9.12 It is concluded that the site is in a highly sustainable location and will form a fundamental base from which to access other local facilities such as the coast, coastal resorts, Whitby, Scarborough, Guisborough walkway, the Moors, Dalby Forest, the NYM Railway and local footpath and cycle routes (amongst others).

- 9.13 Supporting this low key facility will allow an existing rural business to prosper in the long term.

4. Proposals which encourage the promotion of a healthier mind and body and promote a more active lifestyle or which deliver mental or physical health benefits are more likely to be supported.

- 9.14 In England, the National Planning Policy Framework (2021) states that planning should contribute to conserving nature and securing 'net gains' for biodiversity (ch. 15).
- 9.15 The Royal Town Planning Institute in collaboration with Partnership for Biodiversity in Planning have recently prepared an advice note to promote biodiversity through the UK planning system (Nov 19).
- 9.16 In accordance with national planning and biodiversity policies and legislation this development takes account of the potential biodiversity impact and provides useful information about promoting biodiverse developments through planning.
- 9.17 NY Moors Planning Advice Note 2 'Planning & Biodiversity' pre-dates this new information although it bears some of the established principles. To that end, this assessment uses the most up to date information to inform the proposal and seeks to minimise impacts, and to maximise benefits for biodiversity, as a result of the development.

Summary of site opportunities for biodiversity through planning

- To maintain and enhance biodiversity – bat and bird boxes could be erected on the site. The above provides a net benefit to biodiversity.
 - To not cause significant loss of habitats.
 - Maintaining and enhancing green infrastructure – hedges and traditional boundaries will be maintained.
 - The site will promote health and well-being to the applicants and future occupants as they will be exposed to natural views away from built up areas.
 - The site will promote general improvements to physical and mental health – due to exposure to the open countryside and the opportunities to live a healthy lifestyle.
 - Nature in this case will act as a catalyst to future occupants' enjoyment – i.e. clear air and sea views.
- 9.18 It is concluded that the proposal will not result in a net loss of biodiversity. Rather it will provide an enhancement and promote opportunities for wider biodiversity enhancement across the whole of the site.

The Economic and Social Duty

1. Proposals should deliver economic benefits to the local communities that host them, in line with the duty to foster the economic and social wellbeing of local communities. New development should not detract from the amenities of the local communities through significant additional traffic and noise disturbance.

9.19 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 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.

9.20 The accommodation is designed to attract the type of tourist looking for a unique type of accommodation; particularly those seeking to enjoy the peace and tranquillity and the feeling of being outdoors without having to forgo everyday luxuries, such as comfortable beds, toilets, showers and cooking facilities.

9.21 This type of accommodation is growing in popularity and there are currently very limited options between Whitby and Guisborough other than the typical static caravan sites on offer and so there is potentially an opportunity to attract a different type of visitor to the area.

10.0 Conclusion

- 10.1 This section brings together the information presented within this planning statement and provides a reasoned conclusion for the approval of this application.
- 10.2 This statement demonstrates that the proposed development accords with the relevant national and local planning policies. Paragraph 7 of the NPPF (2021) 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.
- 10.3 The application seeks to diversify an existing rural business to ensure the continued viability of the property known as Lawns Farm. In doing so, based on the above guidelines, the 'small scale' development would not generate an increase in activity levels which would be harmful to the sites existence and is compatible with the existing activities taking place at the site.
- 10.4 The site is ready for development and can make an important contribution to meeting the Districts tourism economy to thrive and can be built out quickly.
- 10.5 The NY Moors Local Plan acknowledges the integral and valuable contribution that Tourism makes to the local economy and is supportive of the 'Wider Open Countryside' being used more actively for small scale and unique tourist accommodation. This is considered necessary to support a prosperous rural economy.
- 10.6 Supporting sustainable rural tourism development which respects the character of the countryside is key contributory factor of the NPPF (para. 84).
- 10.7 The type of accommodation has been chosen fundamentally for its low-level impact on the landscape and can be integrated in a way that does not result in an unacceptable or adverse impact on its character and appearance of the locality or impact on habitat, wildlife, biodiversity and geodiversity on and around the site.
- 10.8 The above planning appraisal 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.
- 10.9 Supporting the sustainable growth of the site usage will allow this small rural business to prosper in the long term.
- 10.10 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force 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.

1Accompanied by an in-depth knowledge of the local area and a deep-rooted understanding of local authority planning requirements the business is well equipped to deal with all-encompassing planning matters specialising in planning applications (all types) – town and rural i.e. residential, rural and equine planning projects whether it be traditional or contemporary in design.

Our planning services are continually developing to keep up with the changing dynamics of the UK planning system. This helps to widen our knowledge so that our clients are furnished with the most up to date planning criteria.

Operating to a multidisciplinary approach means we are accomplished at working with a range of stakeholders including private individuals, Estate Directors, farmers, landowners, private and public organisations/groups, Parish Councils, other professionals, clients and applicants.

Our services include:

- Pre and post planning advice
 - Appraising sites for development potential
 - Agricultural and Forestry Notifications
 - Planning Supporting Statements
 - Discharge planning conditions
 - Check and send service – Cheryl Ward Planning can check forms, plans and other documents etc to make sure your application will be validated by the Council. Finally, we will submit your application via the Planning Portal on your behalf.
- Planning Enquiries
 - Planning Applications (all types)
 - Design and Access Statements
 - Variations/amendments to planning approvals
 - Prepare and submit planning appeals

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Flood map for planning

Your reference
Lawns Farm

Location (easting/northing)
480022/511103

Created
20 Sep 2021 15:15

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.

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

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference

Lawns Farm

Location (easting/northing)

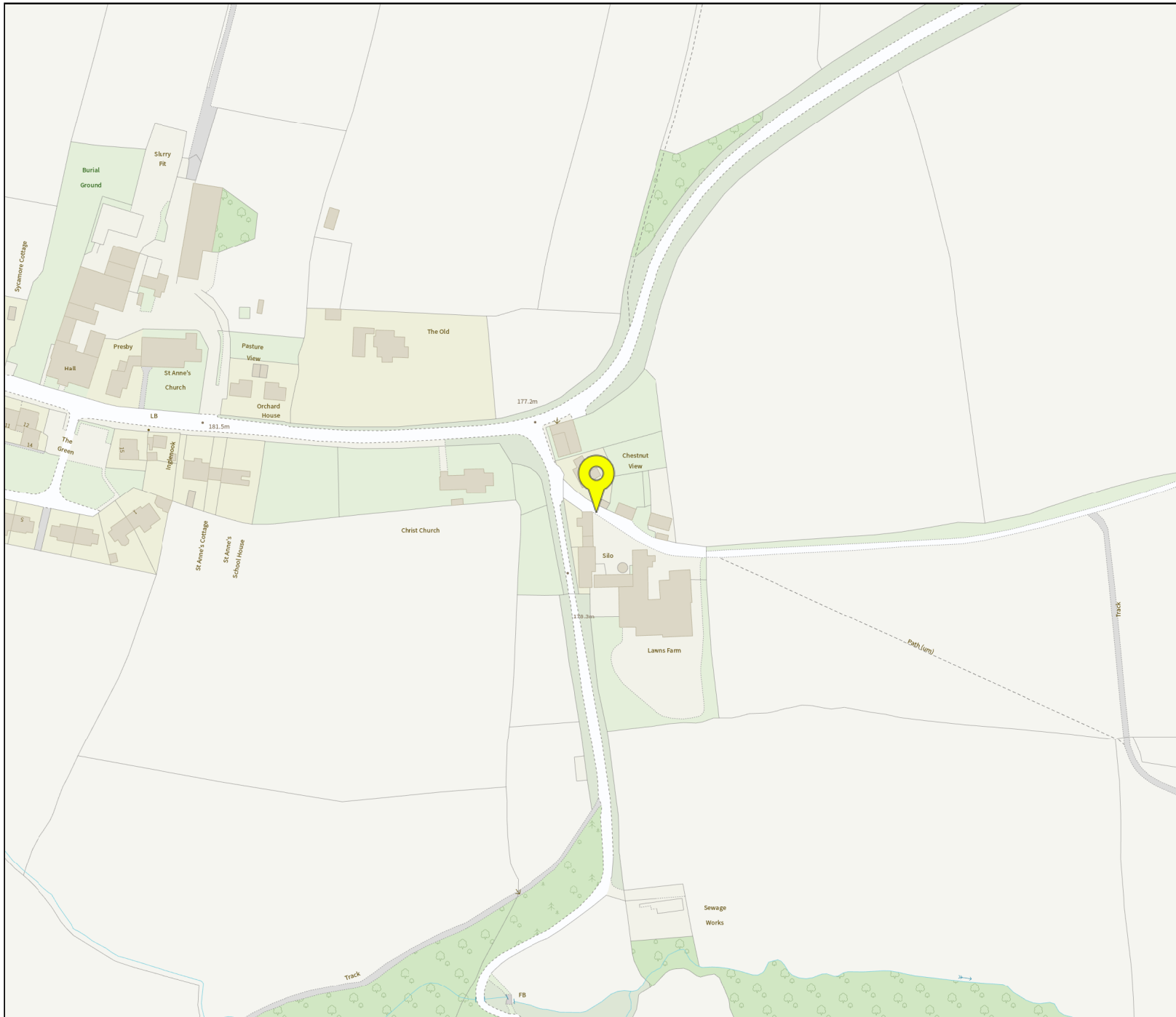
480022/511103




Scale

1:2500

Created

20 Sep 2021 15:15



-  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

