

Date: 14 December 2021
Your Ref: PP-10407374
Our Ref: 006/2021/029
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North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
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North Yorkshire
YO62 5BP

Dear Sir/Madam

Full/Detailed planning application for the erection of 1 no. principal residence dwelling and garage/cart shed, with associated amenity space, parking and access at land rear of Cross Farm Outbuilding, Egton. – Planning portal reference: PP10407374

I am writing to you, to inform you of the submission of a full/detailed planning application on behalf of the Mulgrave Estate for the erection of 1 no. principal residence dwelling and garage/cart shed, with associated amenity space, parking and access at land rear of Cross Farm Outbuilding, Egton. Restoration. The planning application is submitted via the Planning Portal (ref: PP-010407374). The application plans and documents submitted as part of the application comprise the following:

- Planning Application Form and Certificate of Ownership;
- Location Plan; Red Line/Blue Line Plan; and Block Plan (various scales) Ref: 10-2021-1001;
- Dwelling Floor Plan (proposed) (1:100) Ref: 10-2021-1002;
- Dwelling Elevations (proposed) (1:100) Ref: 10-2021-1003;
- Garage/Cart Shed Floor Plan and Elevations (proposed) (1:100) Ref: 10-2021-1004; and
- Planning, Heritage, Design and Access Statement (Dec 2021).

The planning application fee of £462 plus £28 service charge has been paid by the applicant via the planning portal. I trust that this is everything you require to validate the planning application and to inform the Authority's consideration of the proposal. Please do contact me if you require any additional information, please do contact me.

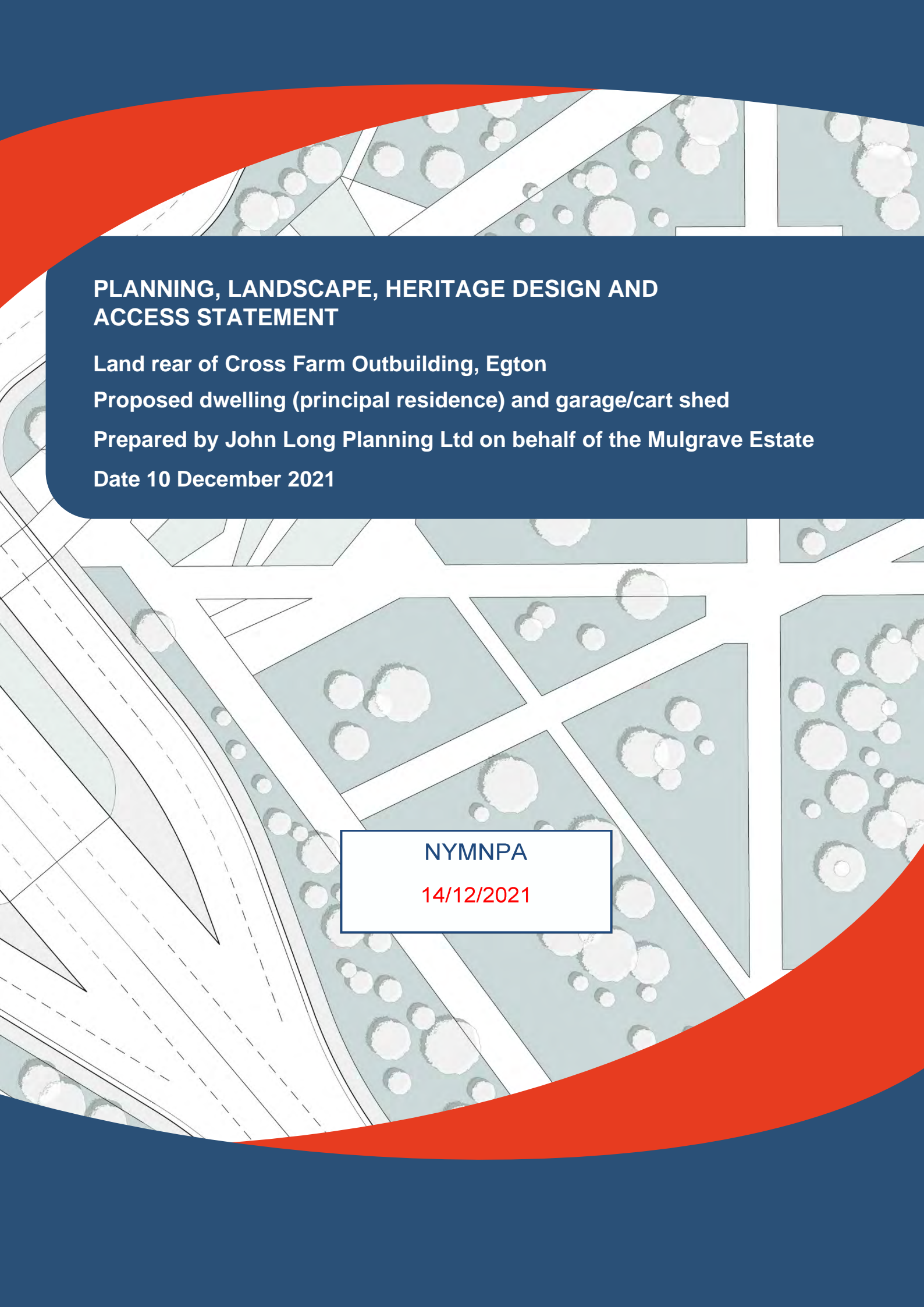
Yours sincerely



NYMNPA

14/12/2021

John Long BA (hons) DipTP, MRTPI
Director
Encl.



**PLANNING, LANDSCAPE, HERITAGE DESIGN AND
ACCESS STATEMENT**

Land rear of Cross Farm Outbuilding, Egton

Proposed dwelling (principal residence) and garage/cart shed

Prepared by John Long Planning Ltd on behalf of the Mulgrave Estate

Date 10 December 2021

NYMNPA

14/12/2021



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APPENDIX 1 APPLICATION PLANS

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This report has been prepared for the Client for the specific purposes in respect of the proposed proposal stated herein. It should not be relied upon by any other party or used for any other purpose (unless a letter of reliance is obtained). John Long Planning Ltd accepts no responsibility for the consequences of this document being relied upon by any other party or being used for any other purpose. Where it incorporates third party information supplied by the Client, the design/project team and other representatives and parties, it is assumed that the third party information is accurate and representative of the proposal at the time of producing this document. John Long Planning Ltd accepts no responsibility for any error or omission that is the result of an error or omission in information supplied to us by the third parties. The copyright of this document is held by John Long Planning Ltd and the Client. No other party may copy this document in whole or in part without the prior written permission of John Long Planning Ltd or the Client (for which a charge may be payable).

1 Introduction

- 1.1 This Planning, Heritage, Design and Access Statement has been prepared by John Long Planning Ltd on behalf of the Mulgrave Estate in support of a planning application for the erection of a single dwelling (principal residence) and garage/cart shed on land rear of Cross Farm Outbuilding, Egton. The red line planning application area extends to 776 sqm (0.08 ha) (0.189 acre).
- 1.2 This Statement sets out the main planning policy considerations and the Landscape, Heritage, Design and Access matters and provides justification for the application's approval.
- 1.3 The application documents and drawings submitted as part of the application comprise of the following:
- Covering letter;
 - Planning Application Form and Certificate of Ownership;
 - Location Plan; Red Line/Blue Line Plan; and Block Plan (various scales) Ref: 10-2021-1001;
 - Dwelling Floor Plan (proposed) (1:100) Ref: 10-2021-1002;
 - Dwelling Elevations (proposed) (1:100) Ref: 10-2021-1003;
 - Garage/Cart Shed Floor Plan and Elevations (proposed) (1:100) Ref: 10-2021-1004; and
 - Planning, Heritage, Design and Access Statement (Dec 2021).
- 1.4 This Planning, Design and Access Statement demonstrates how the proposals perform against the Adopted Development Plan Policies, taking account of relevant material planning considerations. It also explains how the proposal complies with relevant sections of the National Planning Policy Framework (NPPF) in terms of contributing to the achievement of sustainable development, National Parks and the conservation and enhancement of cultural heritage. It also sets out the design and access considerations. It concludes by setting out the planning justification for the proposal.

2 The Site and Local Planning Context

The Site and Surroundings

- 2.1 The application site is located within the built-up area of Egton on land to the rear of Cross Farm Outbuildings at the junction High Street and the Grosmont Road, approx. 9-10km south-west of Whitby. It has a residential property to the east, No. 1 Esk View; a former slaughterhouse to the north; a single storey barn to the west (attached to the former slaughterhouse); and a single storey outbuilding with planning consent for residential conversion to the south (Cross Farm Outbuilding). The planning application site, including the access extends to approximately 776 sqm.
- 2.2 The site is not part of the curtilage of a Listed Building and there are no Listed Buildings adjacent to the site. The nearest Listed Building is Cross View on the opposite side of High Street. The site is within the Egton Conservation Area. The site is not deemed to be at risk of flooding from rivers, surface water or reservoirs, as confirmed by the Government's long-term Flood Risk Assessment for locations in England at: <https://flood-map-for-planning.service.gov.uk/>
- 2.3 Egton village is a linear settlement, consisting of a long broad street (High Street), with houses/buildings either side; and roads leading off, including Egton Lane running westwards; and the road to Grosmont running eastwards off the High Street. It has a range of services and facilities including two public houses, the Wheatsheaf and the Horseshoe at the entrance of the village, a village hall, surgery, general store; and primary school. It is served by public transport with regular buses and a railway station nearby at Egton Bridge. Egton is designated as a 'Larger Village' in the Adopted North York Moors National Park Local Plan (2020).
- 2.4 The site location plan; red line/blue line plan; floor plans and elevations are included at **Appendix 1** of this report; and confirmation that the site is in a low-risk flood zone is included at **Appendix 2**.

Planning History

- 2.5 The North York Moors National Park Authority online application search indicates that there have been two planning applications submitted on the application site. The applications were for the conversion of the adjacent outbuilding south of the site (Cross Farm Outbuilding), but included land which is now subject of this planning application:
- Planning application ref: 40320076 for a change of use of the adjacent building (Cross Farm Outbuilding) from agricultural to light industrial, which was refused in October 1980; and
 - planning application ref: 40320076A, also for a change of use of the adjacent building (Cross Farm Outbuilding) from agricultural to light industrial, which was approved in December 1980.



- More recently, following the closure of the Licorice Tooth Gin Distillery, planning application ref: NYM/2020/0605/FL, was approved for the conversion of the adjacent outbuilding to form 1 no. principal residence dwelling with associated amenity space and parking. The consent does not include the amenity land subject to this application, which is now a separate planning unit.



3 The Proposal

Planning Application Details

- 3.1 The Planning application seeks detailed consent for the erection of 1 no. principal residence dwelling and garage/cart shed, with associated amenity space, parking and access at land to the rear of Cross Farm Outbuilding, Egton. The dwelling will be served by an existing access from the High Street.

4 Design and Access Statement

Site Context

- 4.1 The site is within the built-up area of Egton on land to the rear of Cross Farm Outbuilding (former Licorice Tooth Gin Distillery). It is currently an area of unused vacant land. It has previously had an agricultural use for livestock grazing. To the east is a semi-detached dwelling, No.1 Esk View. To the north are a former slaughterhouse and attached outbuildings. To the west is Stoneleigh a residential property. To the south is Cross Farm Outbuilding. Access is from an existing track leading from High Street. The site is within the Egton Conservation Area.
- 4.2 The site is not considered to be an important gap in the village and it does not contribute significantly to the amenity, form and character of the village, as it is mostly screened by existing buildings.

Site Proposals

- 4.3 The proposal is in detail/full and seeks the erection of a two storey, three bedroom detached dwelling, garage/cart shed and associated amenity space and vehicle access/parking area.

Design Considerations

- 4.4 The site is a vacant plot, surrounded by existing development with an existing access directly off High Street. Number 1 Esk View to the east is a rendered semi-detached dwelling with a clay pantile roof. Cross Farm Outbuilding to the south is traditional single storey stone building with a red clay pantile roof. Stoneleigh to the west is a two-storey stone-built building with a red clay pantile roof. The intervening single storey outbuilding (attached to the former slaughterhouse) is also stone built with a red clay pantile roof. The former slaughterhouse is a stone-faced building with part red clay pantile roof and part flat roof. The Slaughterhouse and attached single storey outbuildings form part of the application site's northern and western boundary.
- 4.5 The area is generally characterised by traditional stone buildings with red clay pantile roofs. The proposed dwelling's design reflects these local characteristics and has been designed as a traditional two storey stone-built dwelling, constructed of course dressed stone with timber/composite doors and windows and clay pantile roofing tiles to respect local character and appearance and reflect the materials used in the adjacent buildings. The proposed garage is reflective of a traditional cart shed, constructed of timber with a timber weatherboard finish and grey slate roof.
- 4.6 The dwelling's orientation and garage/cart shed location seeks to minimise overlooking of the neighbouring properties and to avoid the root protection areas of boundary planting on the site's eastern boundary. The dwelling is proposed to follow the Esk View cottages building line.



Landscaping / Boundary Treatment Considerations

- 4.7 The majority of the site's boundary is already established. The western boundary is formed by the walls of the adjacent slaughterhouse and attached outbuildings. The eastern boundary is an existing low stone wall with hedgerows/trees behind. The northern boundary is part low stone wall, fence with a hedgerow/vegetation behind. The southern boundary will be formed of the post and rail fencing approved as part of the Cross Farm Outbuilding scheme.

Drainage Considerations

- 4.8 Foul drainage is proposed to connect into the existing mains services.

Access Considerations

- 4.9 Access will be from the High Street utilising the existing access. Sufficient space is available to enable vehicles to enter and egress the plot in first gear.

Contamination Considerations

- 4.10 There is no history or evidence of contamination on the site.

5 Landscape Assessment

5.1 This section considers the potential landscape impacts of the proposed residential development.

North York Moors Landscape Character Assessment

5.2 In order to determine whether the proposal would have a significant impact on the wider open countryside, a consideration of the area's landscape character, as set out in the North York Moors Landscape Character Assessment (WYG, 2003, revised 2004) has been made, and a judgement on the proposal's impact on the landscape's key sensitivities and vulnerabilities has been undertaken, taking into account the Landscape Character Assessment's proposed landscape.

5.3 The North York Moors Landscape Character Assessment (WYG, 2003, revised 2004) identifies the Park's key characteristics as:

- Upland plateau landscape underlain mainly by sandstone and mudstone of Middle Jurassic age, and in the south, calcareous sandstone and limestone of Upper Jurassic age, with areas of undulating land arising from deposits of glacial till, sand and gravel;
- Plateau dissected by a series of dales, often broad and sweeping, but with steep-sided river valleys in places, and floored by Lower Jurassic shales;
- Extensive areas of heather moorland on plateau and hills, creating a sense of space, expansiveness and openness;
- Arable landscape to south and east, but part still on elevated, sweeping plateau and hills;
- Sparsely settled, with population concentrated in the dales and around the fringes;
- Valley landscapes characterised by predominantly pastoral farming with clear demarcation between the enclosed fields, farms, settlements and the moorland ridges above. The transition is often marked by bracken fringes;
- Panoramic views over moorland ridges, dales, surrounding lowland vales and the sea;
- Extensive areas of coniferous plantations, especially on the Tabular Hills in the south east and Hackness north of Pickering; with remnant areas of predominantly ancient semi-natural woodland occurring mainly on valley side slopes, on escarpments and fringing hills;
- Traditional stone walls and hedgerows enclosing fields in the dales and lower fringing farmland -now often replaced by fences;
- Farms and villages built of predominantly rubble limestone or dressed sandstone, with red pantile or slate roofs.

- Distinctive and dramatic coastal landscapes with high cliffs, small coves and bays, coastal towns and fishing villages; and
- Rich archaeological heritage from many different periods, especially on the high moorland plateaus.

5.4 The Assessment confirms that the site sits with the Lower Esk Valley Landscape Character Type (Character Area 8b).

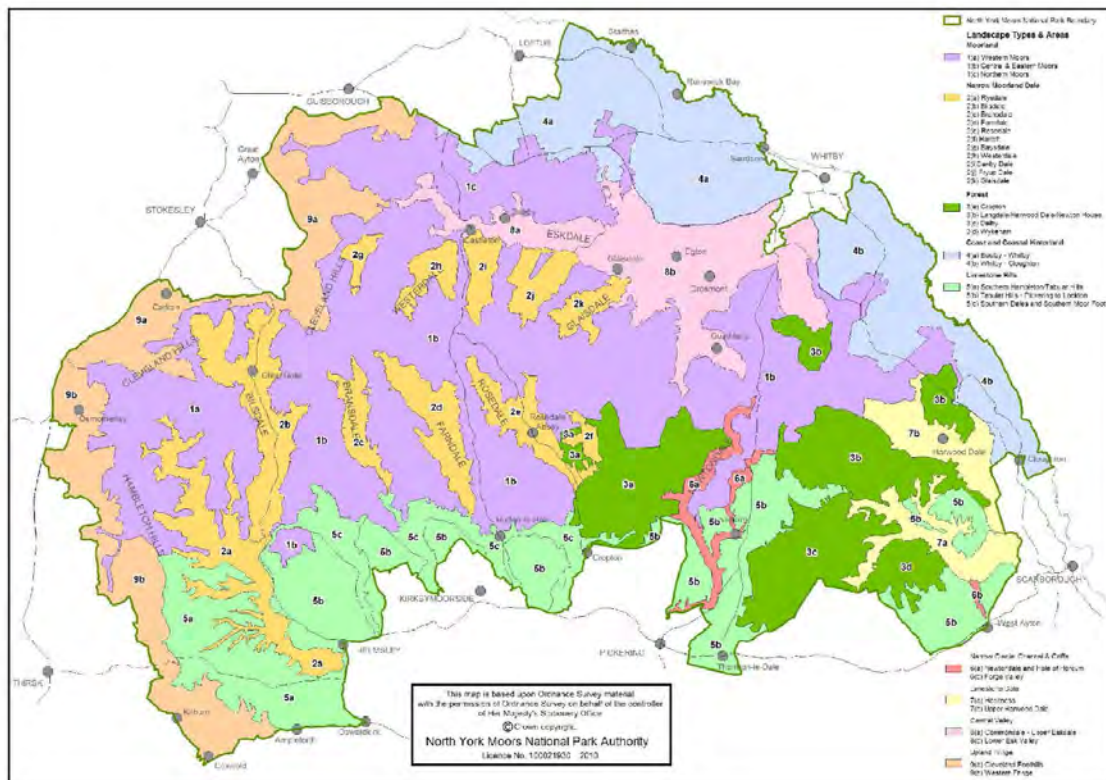


Figure 1: Extract from North York Moors Landscape Character Assessment (WYG, 2003, revised 2004): Lower Esk Valley Character Type (Character Area 8b)

5.5 The Lower Esk Valley Character type is characterised by a “...Broad lower valley and associated tributaries of complex topographic form resulting from extensive glacial deposition. The valley overlies deltaic sandstones and mudstones; the lower lying parts east of Carr End are underlain by Middle and Lower Lias mudstones.

5.6 The river cuts a narrow, steep, rocky and fast flowing meandering course through the area, dividing occasionally to leave islands isolated within the river. The course of the river alternately narrows as it follows an incised route through the glacial deposits, where it is generally hidden from view by its steep banks and fringing tree cover and widens to include a narrow flat flood plain. The river is

joined by three significant tributaries from the south, (Glaisdale Beck, Murk Esk and Little Beck) and one from the north (Stonegate Beck). Dramatic waterfalls are a feature of the Murk Esk Valley.

- 5.7 The valley sides are undulating and varied in form, frequently steep at their upper edges and close to the river, the central slopes being gentler. The tributary valleys of Murk Esk, Little Beck and Stonegate Beck have similar topography.
- 5.8 Landcover is similarly complex and varied and comprises a mixture of farmland with a high density of broadleaved woodland and areas of coniferous and mixed plantations. Small patches of scrub, bracken, rough pasture, wet grassland and areas of upland grass moor occur. A larger area of upland heath and upland heath/ bracken mosaics occurs at the remnant moorland Egton Low Moor on the northern upper valley side.
- 5.9 Farmland comprises fields of pasture for sheep and cattle with occasional arable divided by a mixture of closely trimmed and overgrown hedgerows with frequent hedgerow trees of oak and ash on the lower valley sides, giving a well-wooded appearance to the dale. Walls and wire fences are also present but are less frequent than hedges.
- 5.10 Blocks of mainly semi natural ancient woodland are widespread but are associated mainly with the steeper areas adjacent to the River Esk and on the upper valley sides and linear woodland following the course of minor becks. In some locations areas of farmland are located above mid valley side woodlands, a pattern that rarely occurs elsewhere in the Park.
- 5.11 Settlements include Eskdaleside, which has many buildings of a suburban character using mixed materials, and Egton, a hillside village constructed mainly in stone with pantile roofs. A number of settlements are influenced by their location on the railway, the Victorian railway architecture exerting a strong influence at Grosmont. Egton Bridge derives its character from the presence of the railway, the large church that dominates the village and the enclosing tree cover. Scattered farms of medium to large size are sited on the mid and upper valley sides. Goathland is elevated at 152m above sea level at the foot of the moors with upper Murk Esk. The settlement has spread along its approach roads to include modern development; it is an important tourist centre.
- 5.12 The Whitby to Middlesbrough railway line follows the valley floor, crossing the road and river in numerous locations. Carefully conserved railway stations and trackside features contribute significantly to the character of the dale. The North Yorkshire Moors Steam Railway is a key feature of Murk Eskdale, south of Grosmont, the steam trains visible by their plume of smoke.
- 5.13 Historic features include the numerous stone river bridges that are a feature of the dale and the packhorse bridge at Carr End.



- 5.14 The busy A171, located on the ridge of land to the north of the valley forms the character area boundary. The A169 briefly cross the character area to the east of Eskdaleside. A network of minor roads links the settlements along the valley sides or cross the river at the frequent historic bridging points. Railway bridges cross the road at many locations.
- 5.15 Recreational features include the rail trail between Grosmont and Goathland, the Cleveland Way and Newtondale Horse Trail and the Coast-to-Coast Walk, which follows the valley between Grosmont and Glaisdale.
- 5.16 Small quarries and small-scale mineral workings are visible on the upper valley sides where tree cover is sparse or within adjacent moorland areas.
- 5.17 Detractors include unsympathetic modern residential development and overhead utilities poles. The overhead electric line to Whitby, supported on pylons, crosses the Little Beck valley. The mast at Limber Hill is a local detractor. (Source: North York Moors Landscape Character Area Assessment, WYG, 2003, revised 2004)

Site Proposals

- 5.18 The proposal is in detail and seeks the erection of a two storey, three bedroom detached dwelling, garage/cart shed and associated garden space and vehicle access/parking area.

Assessment and Landscape Impacts

- 5.19 The site is surrounded by built form. It is not a prominent site in the village and from most areas within the village, the proposed dwelling will not be fully visible. From most viewpoints, the site will be visually contained by existing buildings, including two storey buildings. Where parts of the proposed building would be visible, such as the roof, the backdrop and surroundings is existing development.



Photo 1 – View of site and access from High Street looking east



Photo 2 - View of application site from access looking north-east



Photo 3 – View of former slaughterhouse and attached outbuilding (application site is to the rear)



Photo 4 – View of application site from corner of outbuilding looking north-east



Photo 5 – View of application site looking north (former slaughterhouse on left)



Photo 6 – View of application site looking north-west (former slaughterhouse and attached outbuilding in background (western site boundary))



Photo 7 – View of access from site looking west



Photo 8 – View of Cross Farm outbuilding looking north (application site is to rear)



Photo 9 – View of Cross Farm Outbuilding (site is to rear)

- 5.20 When viewed from further afield, the site sits within the context of existing development. The proposed dwelling's potential impact upon the landscape character will, therefore, be localised, being mostly limited to the site itself and adjacent properties, with minimal impact on the wider landscape character area. The site's development would not change the character of Egton. It would not directly impact upon any heritage features and would not have a significant impact on the character of the Conservation Area.

6 Heritage Assessment

- 6.1 Consideration has been given to the scheme's potential impact on heritage assets and the wider historic landscape. There are no adjacent listed buildings, although the site is within the Egton Conservation Area.

Egton Conservation Area - Significance

- 6.2 Egton Conservation Area covers the historic core of the village and its periphery. It has a linear street pattern comprising mostly two storey terrace houses of traditional style interspersed with a few detached and single storey dwellings, all set back from the High Street across green open space.
- 6.3 The buildings within the Conservation Area have a simple palette of materials, including mostly combinations of natural dressed stone walls with ashlar stone heads and cills to doors and windows; pitched roofs of red clay pantile and natural slate with stone pediment gables; red clay chimney pots on red brick or stone stacks; timber sash windows painted white, often with quadrant or Georgian multi paned glazing; and black rainwater goods, usually on stone dentils or metal brackets .
- 6.4 The Conservation Area's significance is considered to be associated with its street pattern and the collection of post-medieval/19th century buildings and the village green areas around which the buildings are placed. This is the village's historic core.

Other Heritage Assets

- 6.5 The Historic Environmental Record (HER) information confirms that there are no other heritage assets within the immediate vicinity of the application site.

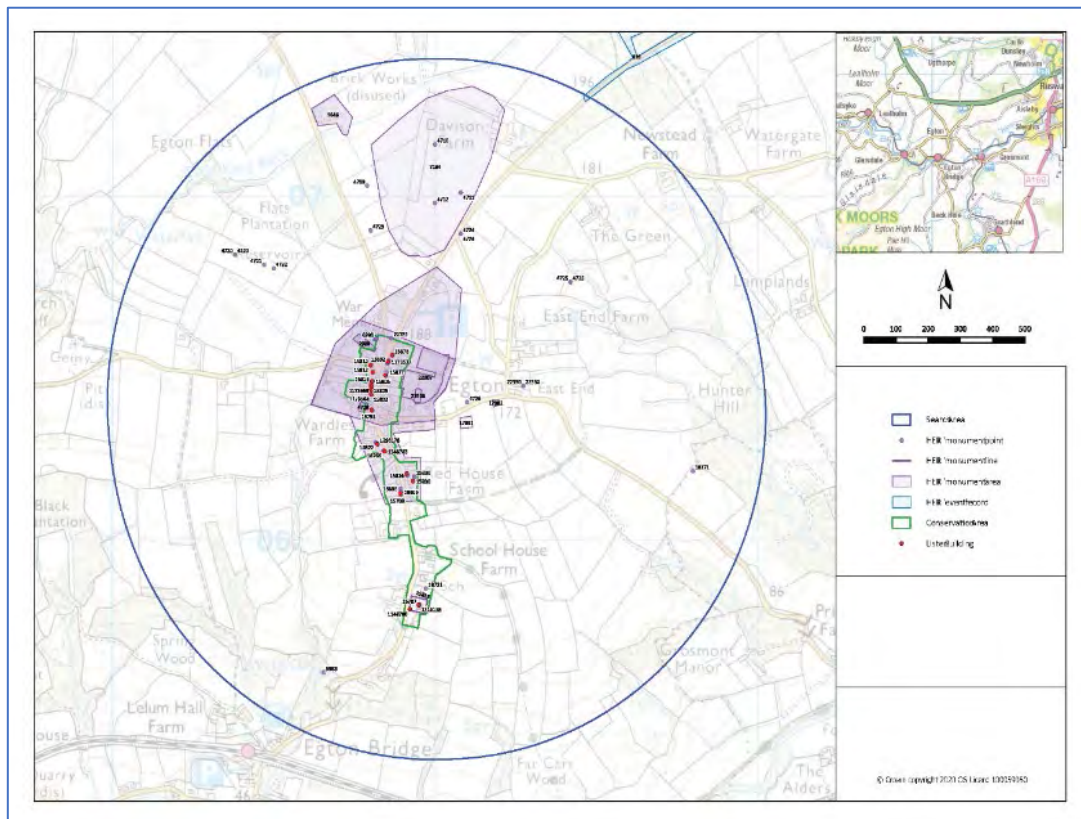


Figure 1: Egton Heritage Asset Plan

What impact do the works have on the Heritage Asset (Conservation Area)?

- 6.6 A consideration of the direct and indirect impacts of the proposed works on the Conservation Area and heritage assets and their setting has been undertaken in line with National and Local Planning Policy.
- 6.7 Paragraph 176 of the National Planning Policy Framework suggests that great weight should be given to the conservation of and enhancement of wildlife and cultural heritage in National Parks. Indirect impacts to the Heritage Assets i.e. to the heritage asset's setting have also been considered. Paragraph 195 of the NPPF states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

6.8 Paragraph 199 goes on to state:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.”

6.9 Paragraph 201 confirms that:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

6.10 Paragraph 202 adds that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

6.11 Policy ENV 11 (Historic Settlements and Built Heritage) of the North Your Moors National Park Local Plan (2020) requires new development to ensure a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be expected and should conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting; preserve and enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features; reinforce the distinctive qualities of settlements; respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings; for new uses, ensure the new use represents the optimal viable use of the asset which is compatible with its conservation; and adapt to climate change based on a proper understanding of the asset and its material properties and performance. Development should not harm the heritage value of any assets, and historic fabric should be preserved in situ where possible.



- 6.12 In light of these planning policy requirements, an assessment of the proposal and its potential impacts on the Heritage Assets and their settings has been undertaken.
- 6.13 The site is within the Conservation Area but it is not a prominent site within the Conservation Area and it does not contribute to its significance. The proposed dwelling will not be fully visible or prominent in the Conservation Area. From most viewpoints, the site will be visually contained by existing buildings, including two storey buildings. Where parts of the proposed building would be visible, such as the roof, the backdrop and surroundings is existing development. The site's development would not directly impact upon any heritage features and would not have a significant impact on the character of the Conservation Area or its significance.

How has the impact of the proposals been minimised?

- 6.14 The above consideration of significance and potential impacts upon heritage assets demonstrate that there are no significant direct or indirect impacts on heritage assets. The dwelling is designed as a traditional style dwelling, constructed of traditional materials to ensure it is sensitive to the Character Area and reflects the form and appearance of buildings within the village's historic core.
- 6.15 The proposal would, therefore, not cause any harm and is considered to conform to Strategic Policies A, C, G, I and M and Development Management Policy ENV 11 of the NYMNP Local Plan, 2020 and the NPPF, all of which seek to ensure a protection and, where possible, enhancement of the Conservation Area.

7 Planning Policy Considerations

Local Development Plan Policies

- 7.1 The relevant Development Plan for the proposal is the North York Moors National Park Authority Local Plan, 2020. The Local Plan was submitted to the Secretary of State for Examination on the 2 July 2019 and was examined in November 2019 and adopted in July 2020. The Local Plan replaces the Core Strategy and Development Management Policies DPD (2008).

North York Moors National Park Authority Local Plan, 2020.

- 7.2 The relevant policies in the Local Plan are as follows:
- 7.3 **Strategic Policy A - Achieving National Park Purposes and Sustainable Development.** This strategic policy takes a positive approach to new development in line with the presumption in favour of sustainable development: 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Development is allowed that a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment; b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities; c) Protects or enhances natural capital and the ecosystem services they provide; d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species; e) Builds resilience to climate change through adaptation to and mitigation of its effects; f) Makes sustainable use of resources, including using previously developed land wherever possible; and g) Does not reduce the quality of soil, air and water in and around the National Park.
- 7.4 **Strategic Policy B –The Spatial Strategy.** Egton is designated as a larger village in the spatial strategy. It allows for development which supports the service function of Larger Villages by providing additional housing (including principal residence and affordable housing), employment and training premises and new facilities and services for the immediate and wider locality.
- 7.5 **Strategic Policy C - Quality and Design of Development.** This strategic policy allows development where: proposals are of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the NYMNP Authority Design Guide; the proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular; the siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating

spaces around and between buildings which contribute to the character and quality of the locality; the scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources; a good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species forms an integral part of the proposal; Proposals to enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts; Where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way; and the proposal ensures the creation of an accessible, safe and secure environment for all potential users, including the elderly, children and those with a health condition or impairment.

- 7.6 **Strategic Policy G – The Landscape.** This strategic policy seeks to protect the high quality, diverse and distinctive landscapes of the North York Moors. Great weight will be given to landscape considerations in planning decisions and development will be supported where the location, scale and detailed design of the scheme respects and enhances the local landscape character type as defined in the North York Moors Landscape Assessment.
- 7.7 **Strategic Policy I – The Historic Environment.** This strategic policy seeks to safeguard designated and non-designated assets from proposals that would harm their historic significance.
- 7.8 **Strategic Policy M – Housing.** This strategic policy seeks to meet the needs of local communities by enabling a minimum of 551 new homes (29 per year) to be completed over the plan period. These homes will be delivered through the development of sites allocated in the Helmsley Local Plan and in, Environmental Enhancement Sites; through windfall development, including custom and self-build housing, on suitable small sites in listed settlements; through affordable housing schemes on rural exception sites and through proposals put forward in accordance with a Whole Estate Plans approved by the National Park Authority. Schemes will be expected to meet the need for smaller dwellings and all proposals should be of a high quality design and construction to ensure that the character and distinctiveness of the built environment and local landscape are maintained.
- 7.9 **Policy ENV5 - Flood Risk.** This development management policy seeks to ensure new development will only be allowed where: It meets the sequential approach to development in areas of flood risk; and It does not increase the risk of flooding elsewhere.
- 7.10 **Policy ENV11 - Historic Settlements and Built Heritage.** This development management policy requires new development to ensure a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be expected and should

conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting; preserve and enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features; reinforce the distinctive qualities of settlements; respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings; for new uses, ensure the new use represents the optimal viable use of the asset which is compatible with its conservation; and adapt to climate change based on a proper understanding of the asset and its material properties and performance. Development should not harm the heritage value of any assets, and historic fabric should be preserved in situ where possible.

- 7.11 **Policy CO2 – Highways.** This development management policy allows development where: It is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety; the external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids; and highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area, the need to conserve and enhance biodiversity and are the minimum required to achieve safe access.
- 7.12 **Policy CO7 - Housing in Larger Villages.** This development management policy allows development of principal residence dwelling within the main built up area.

National Planning Policies

- 7.13 The NPPF is a material consideration with considerable weight. The relevant national planning policies are set out in the National Planning Policy Framework (NPPF) latest revision July 2021. Paragraph 7-8 of the NPPF, the Government underlines its commitment to sustainable development and states that:

“The purpose of the planning system is to contribute to the achievement of sustainable development. 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 needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

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):..



- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure;*
- *a social objective– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ needs health, social and cultural well-being;*
- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

7.14 At paragraph 192, the NPPF sets out the factors that LPAs should take account of when determining applications that may affect historic assets:

- a) assess the significance of heritage assets and the contribution they make to their environment; and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

7.15 In addition, the NPPF goes on to refer to the consideration of the impact of a proposal on a designated heritage asset and the weight to be given to the asset’s conservation. Para 202 outlines that where a development will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.

7.16 The proposal is considered to be in conformity with the NPPF.

8 Evaluation of Scheme against Planning Policy

8.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004), requires the proposed development to be judged against the Development Plan Policies in the first instance; and planning decisions made on the basis of its compliance with the Development Plan Policies, taking into account material planning considerations, and applying the planning balance of the scheme's impacts against the positive benefits that will be derived. The table below sets out the proposal's performance against the Development Plan:

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
North York Moors National Park Authority Local Plan 2020	
Strategic Policy A - Achieving National Park Purposes and Sustainable Development	<p>The proposal is considered to be in conformity with Strategic Policy A as it is of a scale that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park. It is of a scale which will support the character and function of Egton.</p> <p>It will represent sustainable development and respects and reinforces the character of the local landscape and the built and historic environment.</p> <p>The scheme will provide social benefits including adding to the housing stock providing appropriate and accessible development, which will help meet the Park's need for principal residence housing. It will also provide economic benefits. It will provide job opportunities for local builders to develop the site and tradespeople to work on its construction. The new residents will help to support the function and vitality of Egton and its services and facilities.</p> <p>The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It will provide scope for a net gain in biodiversity through conditioning any consent to require new boundary planting to use native species and the installation of bird and bat roost boxes.</p> <p>The scheme would not impact on the landscape character of the village, the Conservation Area, or the wider area.</p>
Strategic Policy B –The Spatial Strategy	The proposal is considered to be in conformity with Strategic Policy B. It proposes a principal residence dwelling within the built-up area of a Larger Village which is supported by the Policy.
Strategic Policy C - Quality and Design of Development	The proposal is considered to be in conformity with Strategic Policy C. It is designed to reflect a traditional Park style dwelling using traditional materials. It will not result in the



DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	<p>loss of any open space which contributes to the amenity, character and setting of the settlement. Neither will the scheme have a significant adverse impact on the amenity of any neighbours. Siting and orientation of the building, and the garage/cart shed seeks to limit overlooking. Cross Farm outbuildings main fenestration is on the building's southern elevation in any case. A degree of privacy in the rear garden is provided by the location of the proposed garage/cart shed.</p> <p>No mature trees are proposed to be removed to accommodate the proposal. Further environmental enhancements and a biodiversity net gain can be achieved through the installation of bat and bird boxes if necessary.</p>
<p>Strategic Policy G – The Landscape</p>	<p>The proposal is considered to be in conformity with Strategic Policy G as it would not impact on the Egton Conservation Area; any Listed Buildings in the immediate area; any Historic Parks and Gardens, Scheduled Ancient Monuments or other sites of Archaeological importance.</p> <p>As the scheme proposes development of a site which is surrounded by development, there will be no additional landscape impacts caused by scheme.</p> <p>The visually contained nature of the site, and the fact it has development on all sides and opposite, results in it providing only a limited contribution to the wider landscape character area.</p> <p>Overall, it represents an appropriate infill development opportunity in the village.</p>
<p>Strategic Policy I - The Historic Environment</p>	<p>The proposal is considered to be in conformity with Strategic Policy I. It will not have a detrimental impact on the Egton Conservation Area or any other designated heritage assets. The scheme proposes the development of a site which is surrounded by development, uses a traditional design and materials common within the Conservation Area.</p>
<p>Strategic Policy M – Housing</p>	<p>The proposal is considered to be in conformity with Strategic Policy M.</p> <p>It will contribute, albeit modestly towards meeting the Policy's aspiration of delivering a minimum of 551 new homes (29 per year) over the Plan period.</p> <p>It represents a suitable development of a small family home in a village identified in the Local Plan for small scale growth. It is considered to be the sort of development opportunity envisaged by the Policy.</p>



DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
Policy ENV5 - Flood Risk	The proposal is considered to be in conformity with Policy ENV5 as the site is in a 'low risk flood zone and not susceptible from risks of river or surface flooding. See EA Flood Risk Map at Appendix 2.
Policy CO2 – Highways	<p>The proposal is considered to be in conformity with Policy CO2. It is in a location that is capable of being accessed by public transport, walking or cycling. The site has an existing footpath up to its frontage which links through to Egton's services and facilities which are no more than a 5-10 minute walk.</p> <p>Public Transport is available with the 95 bus connecting the village to Whitby and nearby railway stations at Egton Bridge.</p> <p>There are no existing public rights of way affected by the proposal.</p> <p>It utilises an existing access and the traffic generated by an additional small 3 bedroom dwelling will not cause a severe impact on the local highway network or result in impact on the safe operation of the highway network in this location.</p>
Policy CO7 - Housing in Larger Villages	The proposal is considered to be in conformity with Development CO7 as it proposes small scale Principal Residence housing on a suitable site using a traditional style of design within the built-up area of a defined Larger Village.

8.2 The main material considerations relevant to the site include National Planning Policy Framework (NPPF) and the North York Moors National Park Design Guide.

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
Paragraph 11 confirms that objective of achieving sustainable development and that decisions on planning applications that accords with the Development Plan should be approved without delay.	The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, confirms that the scheme would contribute to achieving sustainable development and is in conformity with the Development Plan.



NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<p>Paragraph 47 confirms that applications for planning permission must be made in accordance with the Development Plan unless material considerations indicate otherwise. It also requires the Council to approve development that accords with the Development Plan without delay.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, is in conformity with the Development Plan.</p>
<p>Paragraphs 60-80 set out the Government's intention to boost housing supply. Housing should be considered in the context of the presumption in favour of sustainable development. The Council should positively seek opportunities to meet the development needs of their area, including taking account of the Custom and Self Build register; and development in rural areas to help enhance or maintain the vitality of rural areas.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. Whilst modest, the proposal will provide an addition to the local supply of housing.</p>
<p>Paragraphs 104-113 seek to ensure movement is minimised and sustainable transport modes maximised. Parking should take account of accessibility; type and mix of development, opportunity for public transport and local car ownership levels. Proposals should not have an unacceptable impact on highway safety.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The site is located within walking distance of a range of services and facilities. It is also close to public transport facilities.</p>
<p>Paragraphs 119-125 seek to ensure the efficient use of land and appropriate densities.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The scheme proposes the re-use of a vacant and underused area of land.</p>



NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<p>Paragraphs 126-136 emphasises the importance of good design, and the need to achieve high quality buildings and public spaces. It acknowledges the role of design guidance but cautions that it should avoid unnecessary prescription or detail and should concentrate on the overall scale, density, massing, height, landscape, layout, materials and access.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The scale, density, likely layout, height, massing and materials reflects the local surrounding character.</p>
<p>Paragraphs 152-169 set out the Government's aim to support a low carbon future taking account of climate change and reduce flood risk.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The site is not located in a high risk flood area and would not increase the risk of flooding elsewhere.</p>
<p>Paragraphs 174-182 set out the Government's aim to conserve and enhance the natural environment and biodiversity. Requiring Council's to refuse applications that have significant harm on the biodiversity unless it can be mitigated or compensated.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. No ecological designations will be affected, and no significant harm to biodiversity will be caused.</p>
<p>Paragraphs 189-208 set out the Government's aim to conserve and enhance the Historic Environment.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. No heritage assets will be adversely affected by the proposal.</p>

- 8.3 The above demonstrates that the scheme is in conformity with the Development Plan and national planning policy and local supporting design guidance.
- 8.4 The scheme will provide social and economic benefits including adding to the housing stock by providing appropriate and accessible development, which will help meet the Park's need for principal residence housing; providing job opportunities for local builders to develop the site and trades people to work on its construction, and once built, the new residents will help to support the function and vitality of Egton and its services and facilities.
- 8.5 The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It provides scope for a net gain in biodiversity through conditioning any consent to require new boundary planting to use native species, and installation of bird and bat roost boxes.



- 8.6 Due to the benefits derived from the proposed development, and the lack of any adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Development Plan Policy and relevant material considerations, including the revised NPPF as a whole, the scheme can be considered sustainable development.



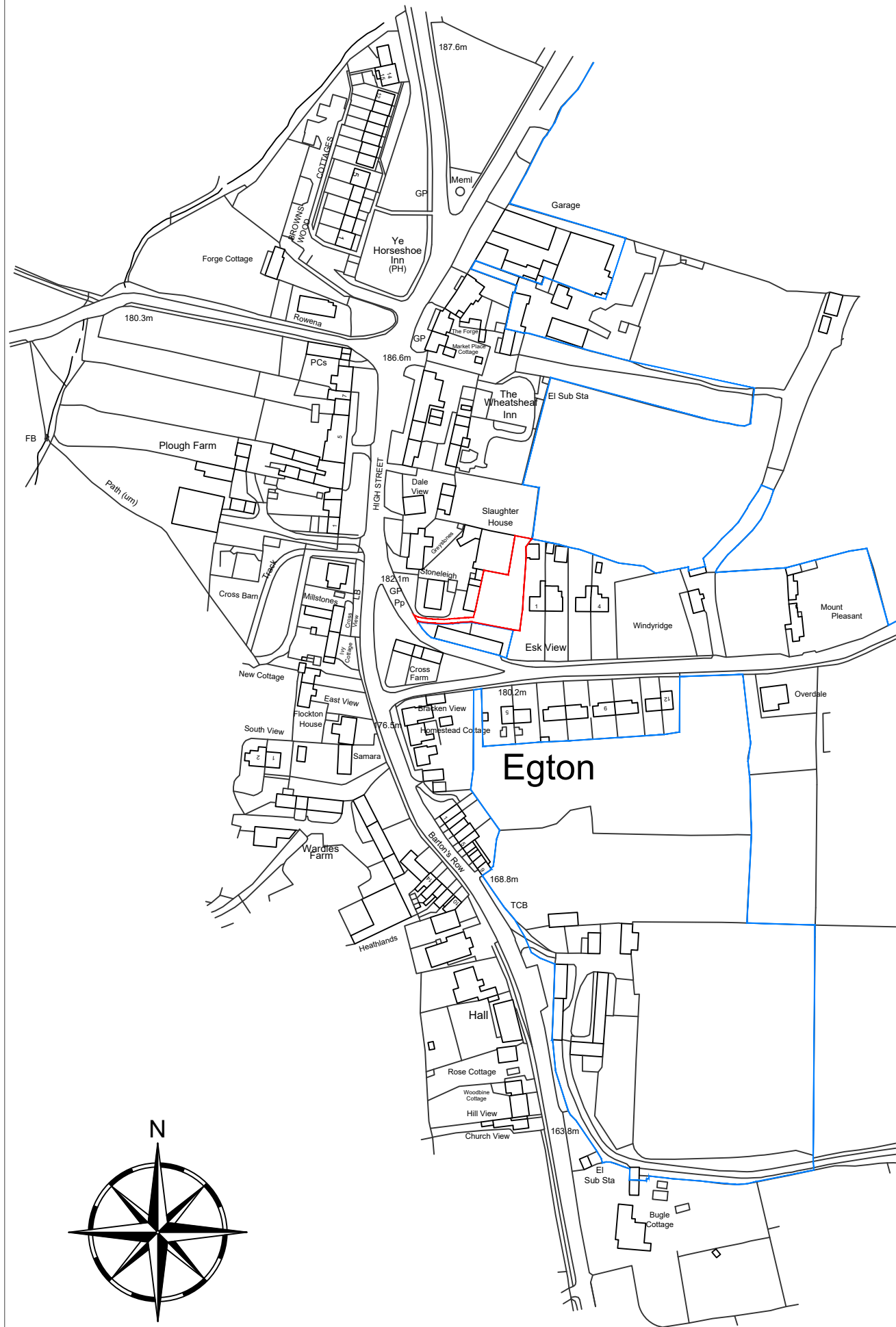
9 Conclusion

- 9.1 In conclusion, the outline application is considered to be in accordance with the Development Plan, as required by Section 38(6) of the Planning Act (2004) (The Act). The Adopted NYMNP Local Plan includes Strategic Policy B and Development Management Policy CO7, which allow for Principal Residence housing in 'Larger Villages', which Egton is now classified as.
- 9.2 With the above in mind, and taking into account the potential social, environmental and economic benefits derived from the scheme, it is considered to constitute sustainable development as described by the Development Plan, the NPPF and local supplementary design guidance.
- 9.3 There are no other relevant material considerations that would individually or collectively indicate the application should not be approved. Furthermore, in applying the planning balance, the scheme derives a number of benefits with no adverse impacts that would significantly and demonstrably outweigh the benefits. Therefore, and in accordance with the NPPF, the planning application should be permitted without undue delay.



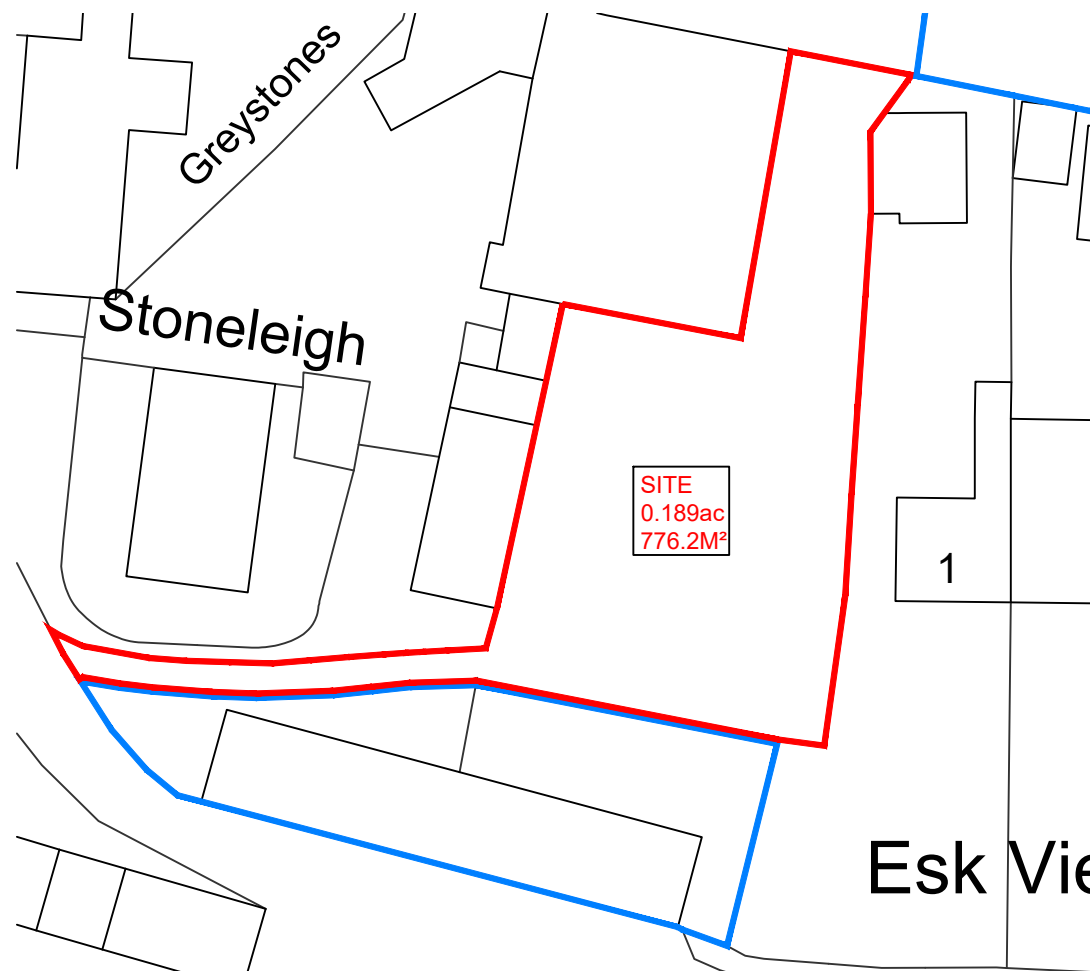
APPENDIX 1

APPLICATION PLANS



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LOCATION PLAN (Scale 1:1250)



REDLINE PLAN (Scale 1:500)



BLOCK PLAN (Scale 1:500)

Rev	Date	Description	Drawn	Check	Approve

SCOPE OF WORKS

PROPOSAL TO CONSTRUCT A 3 BEDROOM DWELLING & 1.5 BAY TIMBER CART LODGE AT THE SITE BEHIND CROSS FARM BARN, EGTON

THE PROJECT WILL AIM TO COMPLIMENT THE LOCAL PROPERTIES AND ENHANCE THE AREA & USE SUSTAINABLE MATERIALS AND ECO PRODUCTS WHERE AVAILABLE.

HOUSE MATERIAL SCHEDULE

- EXTERIOR WALLS: BUFF STONE FACING
- INTERIOR WALLS: BLOCK WORK WITH PLASTER SKIM
- ROOF: RED CLAY PANTILE
- RAINWATER GOODS: BLACK
- DOORS & WINDOWS: TIMBER & COMPOSITE

CART LODGE MATERIAL SCHEDULE

- CONSTRUCTION: TIMBER FRAMEWORK
- CLADDING: TIMBER WEATHERBOARD
- ROOF: GREY SLATE
- RAINWATER GOODS: BLACK

SITE

- BOUNDARIES: REPAIRS TO ANY TRADITIONAL DRY STONE WALLING
- POST & RAIL FENCING TO OTHER AREAS WHERE REQUIRED
- NATIVE MIX HEDGES

- ACCESS/EGRESS: FROM ROAD (AS SHOWN)

NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED

NOTE 2: STRUCTURAL CALCULATIONS & FOUNDATION DESIGN BY OTHERS

NOTE 3: BUILDING REGULATIONS & CONSTRUCTION DETAILS BY OTHERS

NOTE 4: SITE AREA = 0.076 ha (0.189 Acre)

BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

THESE DRAWINGS ARE INTENDED FOR PLANNING PURPOSES ONLY.



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Client **MULGRAVE ESTATE**

Project **LAND BEHIND CROSS FARM BARN EGTON, WHITBY**

Drawing **LOCATION, REDLINE & BLOCK PLANS**

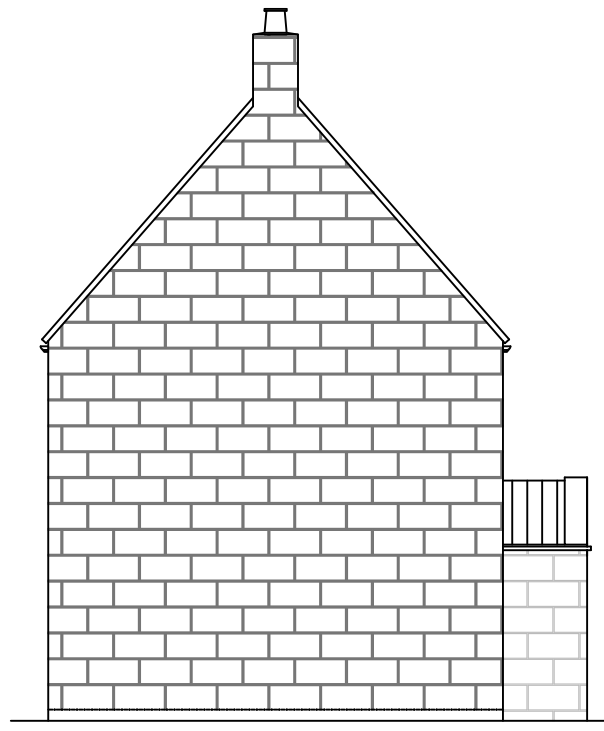
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Scale **VARIOUS** Sheet **1 OF 1** Rev **-**

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Rev	Date	Description	Drawn	Check	Approve



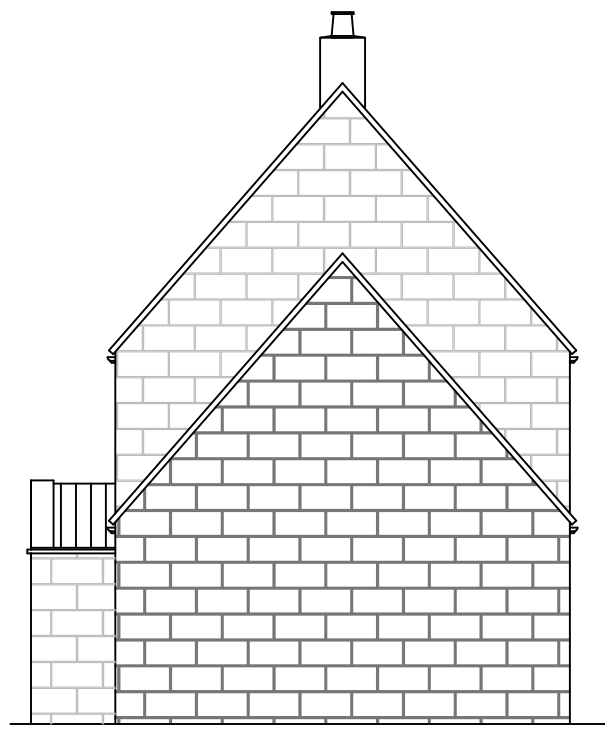
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

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Project **LAND BEHIND CROSS FARM BARN
 EGTON, WHITBY**

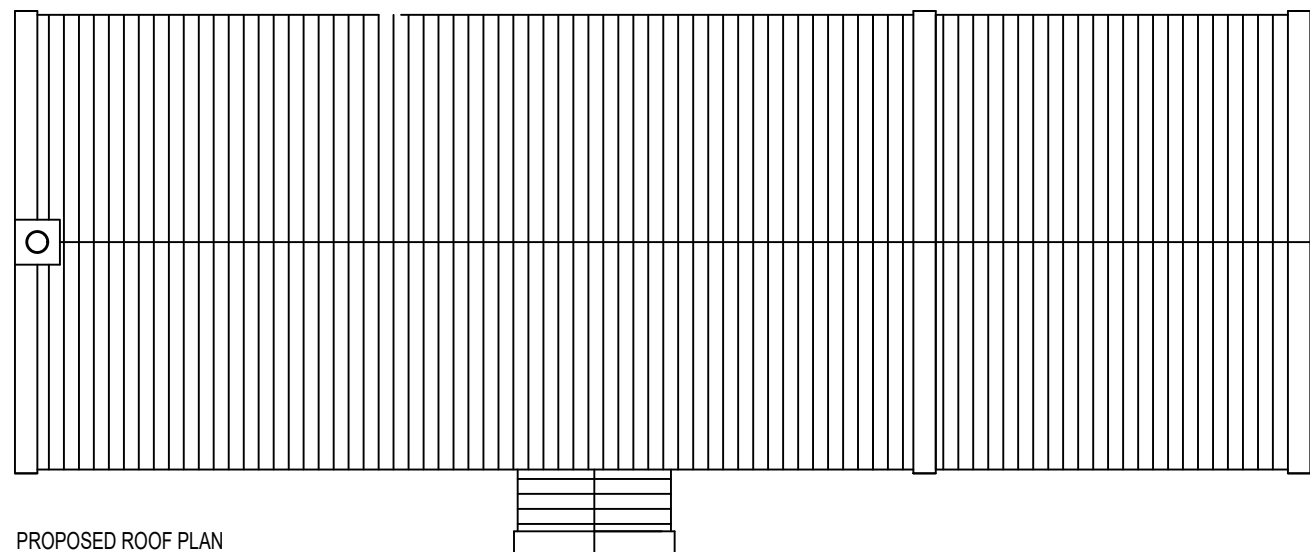
Drawing **NEW DWELLING
 ELEVATIONS**

Drawing Number **10-2021-1003**

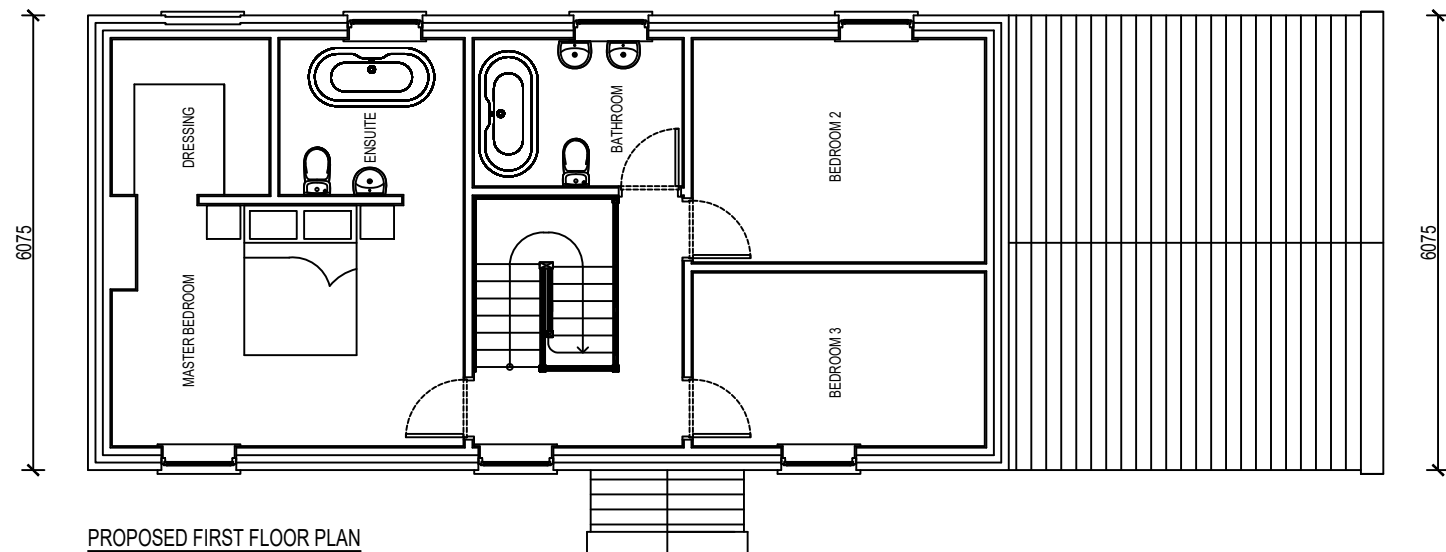
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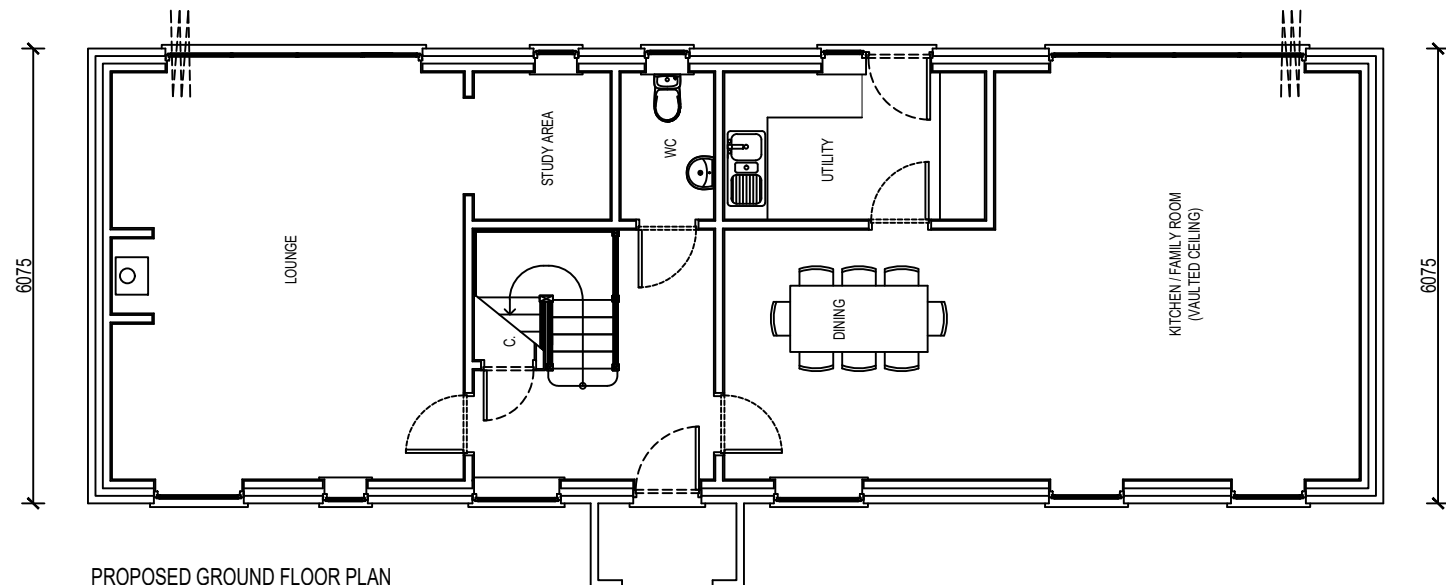
Rev	Date	Description	Drawn	Check	Approve



PROPOSED ROOF PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

SCOPE OF WORKS

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Client **MULGRAVE ESTATE**

Project **LAND BEHIND CROSS FARM BARN
EGTON, WHITBY**

Drawing **NEW DWELLING
FLOOR PLANS**

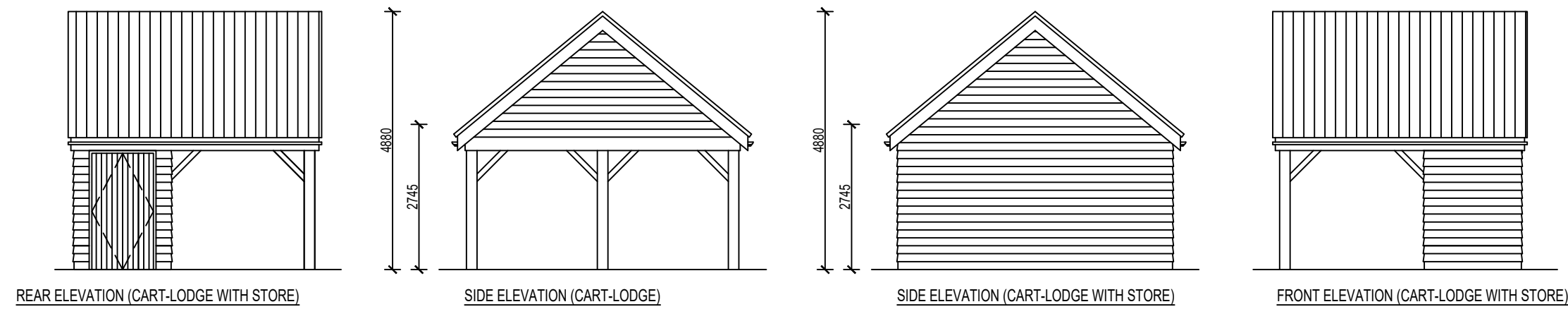
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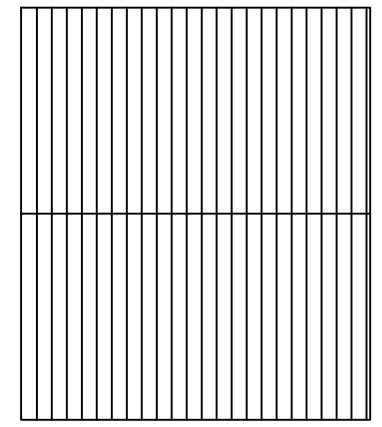
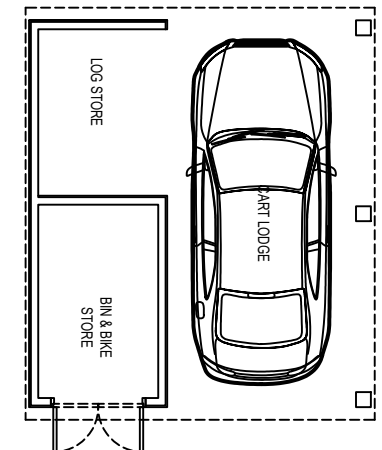


REAR ELEVATION (CART-LODGE WITH STORE)

SIDE ELEVATION (CART-LODGE)

SIDE ELEVATION (CART-LODGE WITH STORE)

FRONT ELEVATION (CART-LODGE WITH STORE)



SCOPE OF WORKS

PROPOSAL TO CONSTRUCT A 3 BEDROOM DWELLING & 1.5 BAY TIMBER CART LODGE AT THE SITE BEHIND CROSS FARM BARN, EGTON

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Client **MULGRAVE ESTATE**

Project **LAND BEHIND CROSS FARM BARN
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WHITBY, YO21 1UE**

Drawing **CART LODGE
PLANS & ELEVATIONS**

Drawing Number **10-2021-1004**

Scale **1:100** Sheet **1 OF 1** Rev **-**

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APPENDIX 2

FLOOD RISK INFORMATION



Flood map for planning

Your reference
Cross Farm

Location (easting/northing)
480879/506373

Created
13 May 2020 16:11

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

This means:

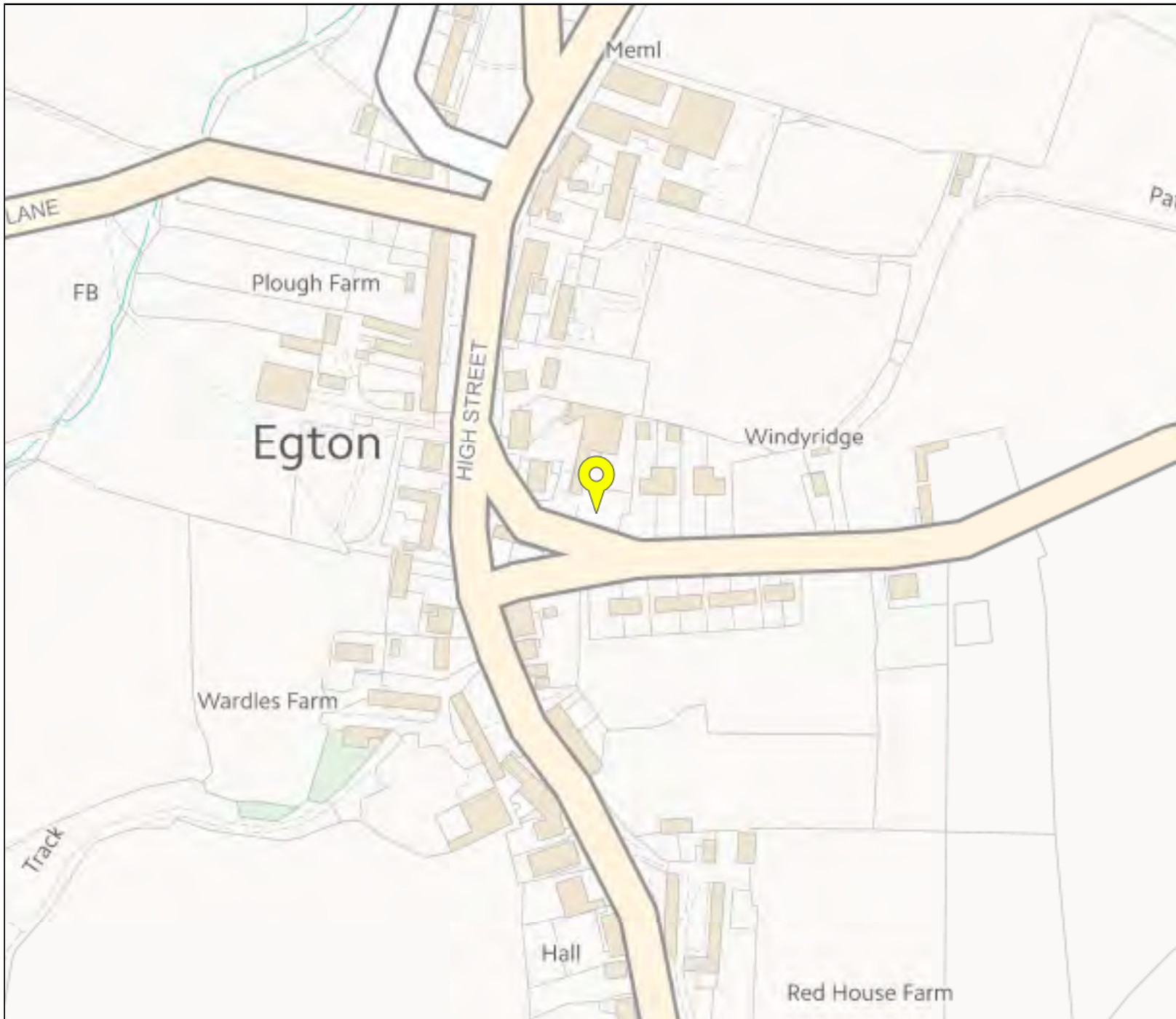
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage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

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

Cross Farm

Location (easting/northing)









480879/506373

Scale

1:2500

Created

13 May 2020 16:11

-  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

