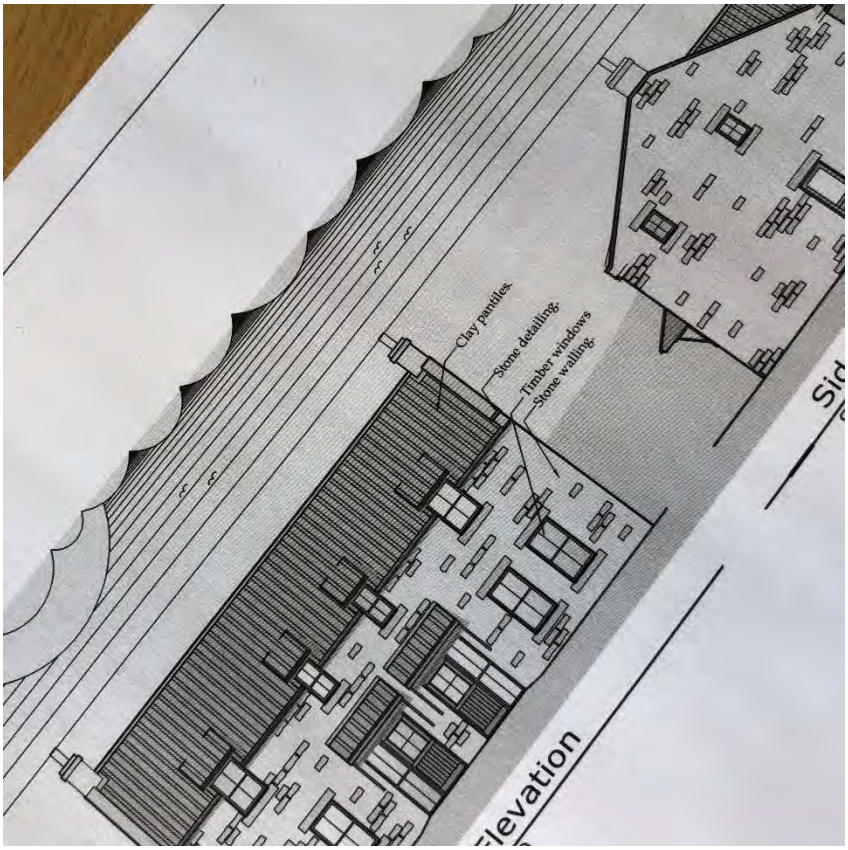
NYMNPA

24/03/2022

Design and Access Statement



Proposed Residential Development Site
to
West of Low Farm, Sneaton, YO22 5HS

imaginative architecture + engineering design

bhd partnership

Address: Airy Hill Manor, Whitby, North Yorkshire YO21 1QB
Tel: 01947 604871 **Email:** general@bhdpartnership.com **Website:** www.bhdpartnership.co.uk

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1.0 GENERAL

1.1 The Statement

Site Location

This statement is intended to assist with the consideration of a Planning Application to NYMNP for a residential development in the village of Sneaton.

The Statement is to be read in conjunction with:

Drawings:

- D11107-01C Location and Block Plan
- D11107-02A Existing Block Plan
- D11107-03G Proposed Block Plan
- D11107-05D Plot 1 Proposed Floor Plans and Elevations
- D11107-06C Plot 2 Proposed Floor Plans and Elevations
- D11107-07C Plot 3a/b Proposed Floor Plans and Elevations
- D11107-08B Plot 4a/b Proposed Floor Plans and Elevations
- D11107-09B Proposed Site Sections and Block Plan

- D11107-10A Existing building Floor Plan and Elevations
- D11107-11C Proposed Floor Plans and Elevations (Existing buildings).

- Bat, Breeding Bird and Barn Owl Report
- The Low Farm, Sneaton Planning brief (provided by NYMNP)

1.2 The Site & History

The site sits within the village on the south side of Beacon Way, which is a spur off the B1416.

The majority of Sneaton forms a ribbon development to either side of Beacon Way which reduces to a very minor road and eventually a track within 500m of leaving the village.

There is a Village Pub (The Wilson Arms) opposite the site, which is popular in the area, other than that the properties are either residential or farmhouses and their outbuildings.

The farms and a number of cottages represent the older buildings within the village.

Subsequent development along both sides of Beacon Way cover a variety of ages right up to the present day. As such there is a wide range of architectural style and size, along with a very broad palette of materials.

On the south side of the road as you approach the site from the B146, you pass the brick-built village hall and then four of the larger properties in the village which have been built in recent years, with one only just being completed.

Whilst the style of these four properties varies, they all have natural stone walls, with three of the four having pantile roofs.

After passing these houses you then arrive at the subject site, which consists of 50m of open land and then a range of redundant farm buildings that lead to the original Low Farmhouse.

Approximately the site measures 90m long by a variable 45m depth (north to south). It slopes up from the roadside southwards to the agricultural land. The roadside frontage has a grassed verge adjacent to the highway and a stone wall which although in varying states of repair, is consistent.

Photographs 1
View from road on north-west corner of site

Photograph 2
View from road on north-east corner of site
In front of Low Farmhouse

Photograph 3
Houses immediately prior to the site

Flood Risk

The Flood Map for the Environmental Agency for the site and surrounding area is attached as Appendix A4.

It notes the area lies within Flood Zone 1, the lowest classification used and as such is noted by the Environment Agency as: -

"An area with a low probability of flooding".

Site History

The site, including the buildings and land, have had an amount of Planning history which we will set out below.

In recent years it has been used on a very Ad Hoc basis for general use. Storage and vegetable plots being the most prevalent. The buildings have, for a long time, been both impractical for agricultural use and subsequently increasingly dangerous for any

occupation. The photographs later in this section relate to 4/5 years ago and the poor state of them is visually apparent.

In terms of the Planning history, records indicate an approval for the subject site, dated 20 August 1987. It approved the demolition of the range of buildings and subsequent residential development. A copy of the approval notice is in Appendix A1.

Following this our client's records show that the buildings which had been Listed were Delisted in 1989.

A letter from the Department of the Environment confirms this and is attached as Appendix A2.

Another letter from Bell Snoxell Associates confirms this and is attached as Appendix A3.

Photograph 4
Redundant buildings 2017

Photograph 5
Redundant Buildings 2017

1.3 Liaison

The site as you will appreciate from section 1.2, has been the subject of applications and enquiries which will have kept it in the North York Moors National Park mind in terms of development or improved use.

It's deteriorating appearance over time and delisting have also influenced options for the site's future.

Strong and positive collaboration between the owners and officers of the Planning Authority during the drafting phase of the current Local Plan came up with a pro-active planning brief and categorised the site as an Environmental Enhancement Site.

Design and development of the presented application is the result of this process.

2.0 PROPOSALS

2.1 Design & Siting

As noted in section 1.3, the design on the scheme has been influenced strongly by the adopted Planning brief. Direct reference to this is noted in section 3.2.

General Overview

The development proposed consists of: -

- Plots 1 & 2, at the west of the site, accommodate 2No. four bedroomed, two storey detached dwellings.

- Plot 3, one pair of semi-detached cottages, each 3 bedroomed in a two-storey shell.

- Plot 4, one pair of semi-detached cottages, each 3 bedroomed in a 1.5 storey shell. This plot has an alternative rear elevation.

- Plots 5 & 6. The conversion of the former buildings. After removal of the western end bay which is a more modern building. The remaining range will create 2No. dwellings and an Annexe to the plot 6 cottage.

- The adjacent outbuildings will be part of the renovation to create space or a Studio.

Materials throughout the development will continue the traditional theme of the area, especially the Listed Low Farmhouse to the east.

Roofs will be non-interlocking clay pantiles, with stone verge copings and chimney stacks to all properties.

Walls will be finished with coursed natural sandstone.
Doors and windows are to be painted timber.
Window and door openings will have stone cills and lintels and a corbelled stone will create the roof eaves detail.

Externally there will be a mix of finish. The rear paved areas will be formed using natural stone flags, as will paths to the perimeter of the properties.

To the front, the parking areas will be finished with a 'rumbled' permeable paver to give a 'worn' appearance. The parking area to the front of the conversion cottages is on the previous farm yard area which was generally a hard surfaced working area for the farm. Our proposals for this area are to keep it as a hard surface but use compacted granular material to ensure permeability.

Areas of landscaping are also noted.

Parking is to be provided to all properties, with Plots 1 and 2 having garages.

Also noted on the plans are locations for Air Source heat pumps to provide water and space heating to all properties.

Space for bin storage is shown.

Vehicle access is shown through the stone wall, with each opening serving two properties.

3.0 CONTEXT/POLICIES

3.1 Policies

We believe the scheme will be reviewed and considered under Local Plan Policies: -

- ENV 11 – Historic Settlements and Built Heritage
- ENV 13 – Environmental Enhancement Sites
- Local Plan Draft Planning Brief for Low Farm
- CO13 Local Connection criteria, Local needs Housing

These policies have been used during the design process. Specific design decisions are noted in section 3.2. This section illustrates the developers understanding of the policies and is a continuation of the previous liaison between all parties to improve the amenity of this area of Sneaton.

ENV13
The National Park Planning Authority have identified this site as one of two within the National Park that fall within this policy.

The Local Plan states: -

"…… seeks to bring forward these sites for redevelopment in order to enhance the immediate environment".

Planning Brief
This is a site-specific document developed by the Planning Authority to encourage good design under the framework of the policy ENV13.

CO13
This Planning brief confirms the new build dwellings would be assessed against this policy for occupancy of the new houses. The brief also goes on to suggest that viability issues could be addressed by the use of 'Principal Residence' compliance which is within Local Plan Strategic Policy M.

3.2 Context & Mitigation relating to Policies

The farm buildings to be developed whilst being Delisted are adjacent to the Listed Low Farmhouse. This relationship is one of the reasons for the Enhancement Site status.

The buildings are to be redeveloped to respect the setting of the Listed Building. Their appropriately designed redevelopment will return the originally constructed setting of the Low Farmhouse. These works will include the outbuildings to the rear east boundary, further restoring the original setting.

In addition, the original 'Yard' to the front of the buildings is to be restored and cleared. It will remain open while providing parking to the properties being created. This open area in front of the former farm buildings will ensure views onto this part of the site will be historically true and the structures enjoying their original elevated setting.

The actual works to the buildings will follow the Enhancement site requirements but also the guidance in other policies which require certain principles to be applied. These include: -

- The use of existing openings or previous openings now walled up.
- The design reflects the form and characture of the buildings.
- No requirement for extensions to the original buildings.
- The buildings make a positive contribution to the landscape.

The designs submitted have respected these requirements and you will see that the majority of openings in the stone walling match the original positions.

To the rear there are a number of enlarged openings to afford the properties access and views to the south and their gardens.

Another element which affects both the east and west of the site is the stone wall to the highway boundary. To avoid the scheme being "parking led" the design allows one opening for every two dwellings. Shared access and maneuverability behind the wall.

It is considered that the above details respect both the characture, which has been lost due to the derelict nature of the buildings and also that of the Listed Building to the east, which currently is impacted by the poor state of the subject buildings.

The creation of just two dwellings from the redundant farm buildings has been judged in the design brief as best way to put least pressure on the remaining fabric of the building.

New Dwellings

The front line of the new dwellings run from the retained barns to the adjacent property 'Stainton' to the west. This creates a natural flow of the frontage when viewed from the highway.

Gaps between the dwellings have been kept purposefully minimal to present a linear visually continuous frontage which accords with the design brief.

The front elevations of the dwellings have been designed to provide a traditional appearance which reflects the general appearance of Sneaton.

As well as the graded front line on the plan, levels of the properties have been considered to provide a link between the 'Snainton' to the west and the barns.

A variation of property widths, which is reflected in the roof heights and the use of 'half' dormer windows, gives a progressive ridge which at its highest, is only 350mm above the taller barn. This also reflects the topography of the ground which rises gently to plot 4. The site rises to the rear (south) which does create a need for digging to the rear but the fronts of the dwellings have been located on or very close to the actual ground level.

The dwellings are a mix of 3 and 4 bedroomed and detached or semi-detached to create a variety of accommodation options.

As noted in 2.1, the materials are stone and pantile to reflect local vernacular and detailing will be traditional. Timber windows set in reveal with stone heads and cills. At the eaves a projecting stone course will match adjacent properties and create a traditional detail with gutters on spikes, not fascias.

Front gardens where possible, will have native species hedging protected by Post and Rail fencing.

As noted in the design brief, the Horse Chestnut tree on the west boundary will be retained.

Renewable energy is to be used by the installation of Air Source pumps for all properties.

4.0 ACCESS

4.1 External

It is part of the design brief that the scheme is not parking led, as noted in section 3.0. To this end the alterations to the perimeter wall are noted previously.

Levels will be adjusted to ensure wheeled access is available from parking to the main entrance of the house.

The dwellings to the east (redundant farm buildings) will have their wheeled access to the rear of the property.

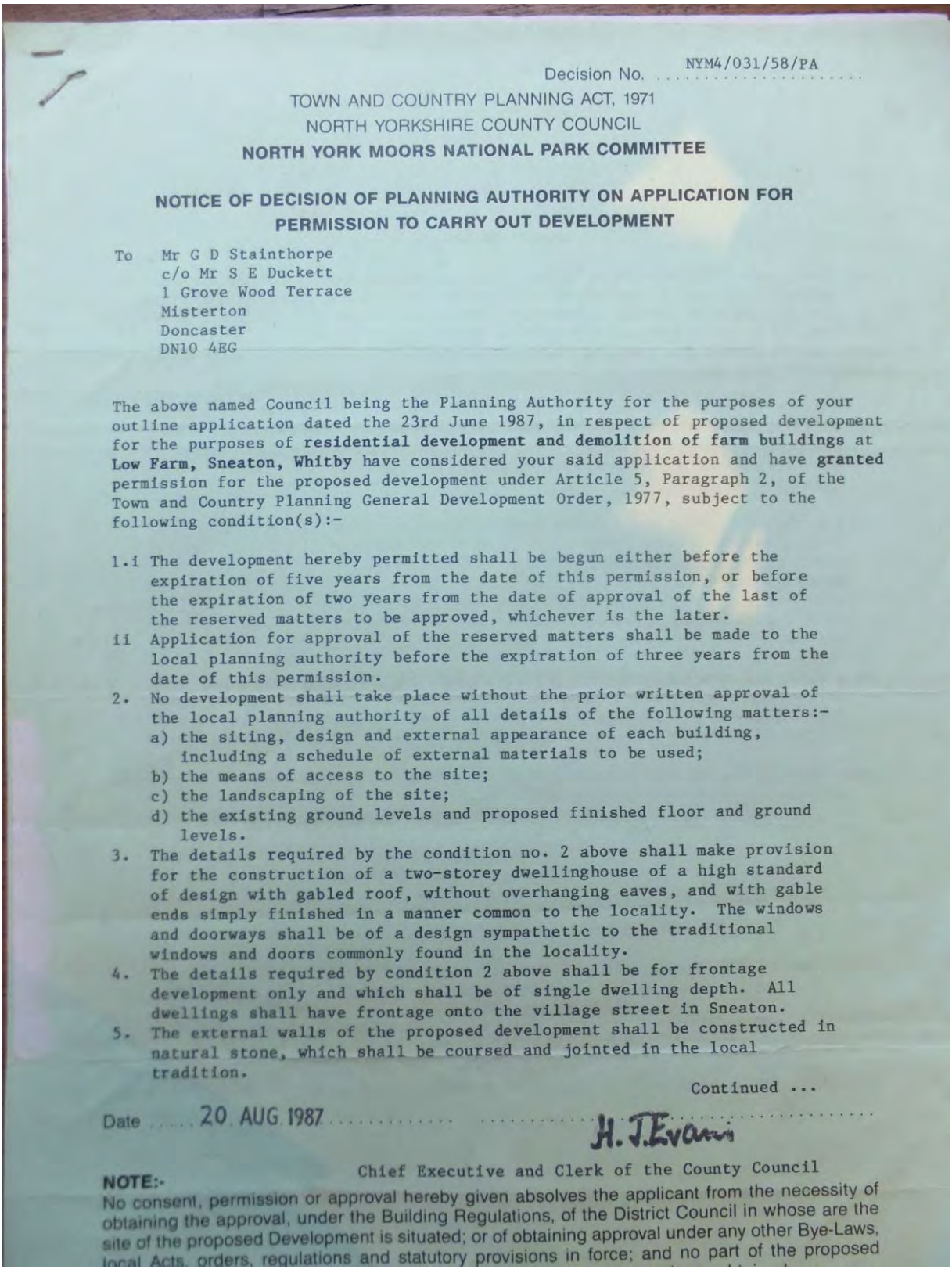
Generally, access to the site is good, with a two-way adopted highway running past the site. Also, Sneaton is approached by the B1416.

4.2 Internal

All properties are designed to comply with Building Regulations Part M, Access to and use of Buildings. This will ensure a high quality of circulation around spaces to suit a good quality of life.

APPENDICIES

Appendix A1 - Planning Approval 1987



Decision No. NYM4/031/58/PA

TOWN AND COUNTRY PLANNING ACT, 1971
NORTH YORKSHIRE COUNTY COUNCIL
NORTH YORK MOORS NATIONAL PARK COMMITTEE

NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

To Mr G D Stainthorpe
c/o Mr S E Duckett
1 Grove Wood Terrace
Misterton
Doncaster
DN10 4EG

The above named Council being the Planning Authority for the purposes of your outline application dated the 23rd June 1987, in respect of proposed development for the purposes of **residential development and demolition of farm buildings** at **Low Farm, Sneaton, Whitby** have considered your said application and have **granted** permission for the proposed development under Article 5, Paragraph 2, of the Town and Country Planning General Development Order, 1977, subject to the following condition(s):-

1.i The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
ii Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. No development shall take place without the prior written approval of the local planning authority of all details of the following matters:-
a) the siting, design and external appearance of each building, including a schedule of external materials to be used;
b) the means of access to the site;
c) the landscaping of the site;
d) the existing ground levels and proposed finished floor and ground levels.
3. The details required by the condition no. 2 above shall make provision for the construction of a two-storey dwellinghouse of a high standard of design with gabled roof, without overhanging eaves, and with gable ends simply finished in a manner common to the locality. The windows and doorways shall be of a design sympathetic to the traditional windows and doors commonly found in the locality.
4. The details required by condition 2 above shall be for frontage development only and which shall be of single dwelling depth. All dwellings shall have frontage onto the village street in Sneaton.
5. The external walls of the proposed development shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.

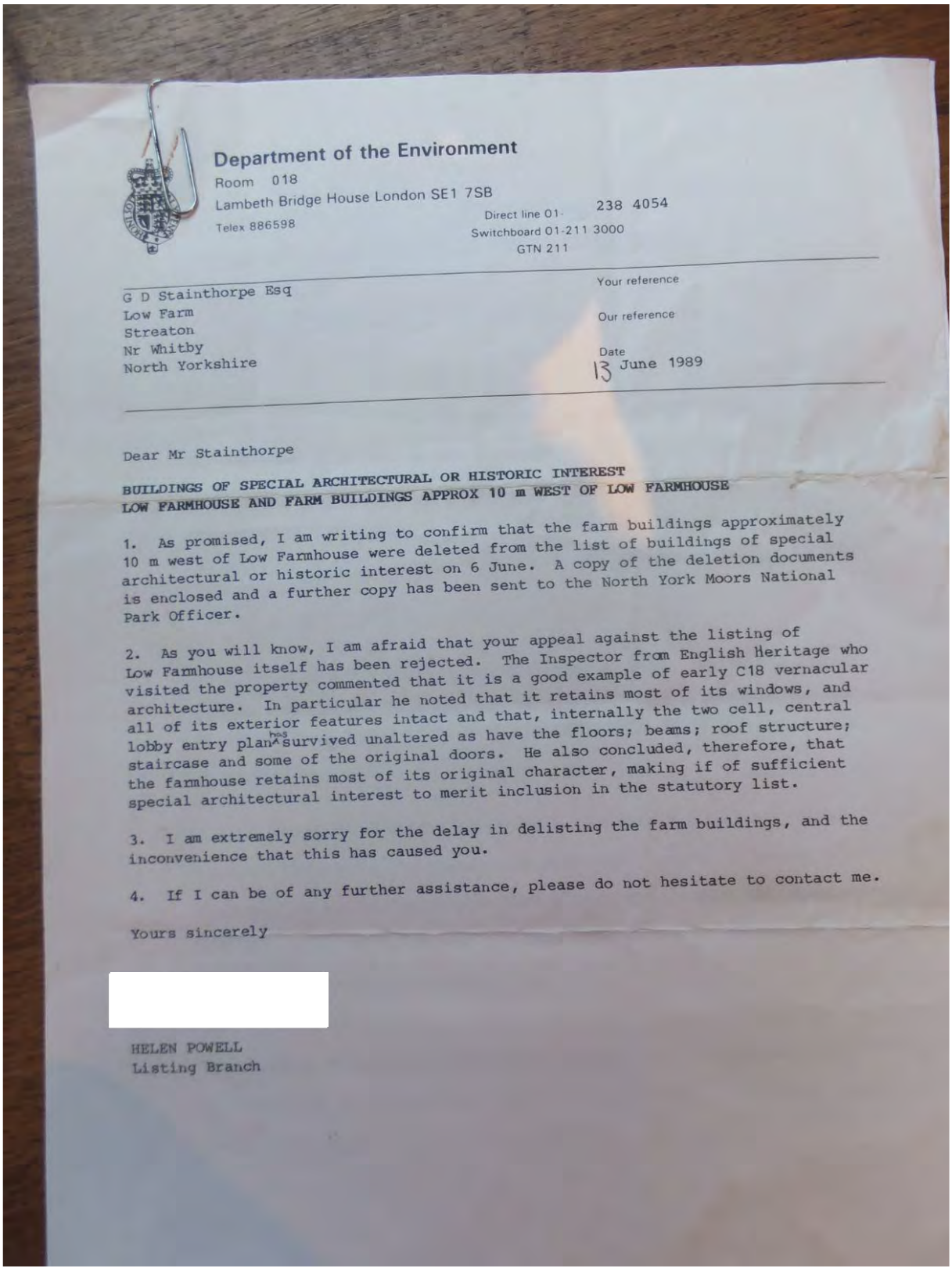
Continued ...

Date 20 AUG 1987 H. J. Evans

Chief Executive and Clerk of the County Council

NOTE:-
No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose are the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed

Appendix A2 - Letter confirming Delisting



Department of the Environment
Room 018
Lambeth Bridge House London SE1 7SB
Telex 886598
Direct line 01- 238 4054
Switchboard 01-211 3000
GTN 211

G D Stainthorpe Esq
Low Farm
Streaton
Nr Whitby
North Yorkshire

Your reference

Our reference

Date
13 June 1989

Dear Mr Stainthorpe

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
LOW FARMHOUSE AND FARM BUILDINGS APPROX 10 m WEST OF LOW FARMHOUSE

1. As promised, I am writing to confirm that the farm buildings approximately 10 m west of Low Farmhouse were deleted from the list of buildings of special architectural or historic interest on 6 June. A copy of the deletion documents is enclosed and a further copy has been sent to the North York Moors National Park Officer.

2. As you will know, I am afraid that your appeal against the listing of Low Farmhouse itself has been rejected. The Inspector from English Heritage who visited the property commented that it is a good example of early C18 vernacular architecture. In particular he noted that it retains most of its windows, and all of its exterior features intact and that, internally the two cell, central lobby entry plan has survived unaltered as have the floors; beams; roof structure; staircase and some of the original doors. He also concluded, therefore, that the farmhouse retains most of its original character, making if of sufficient special architectural interest to merit inclusion in the statutory list.

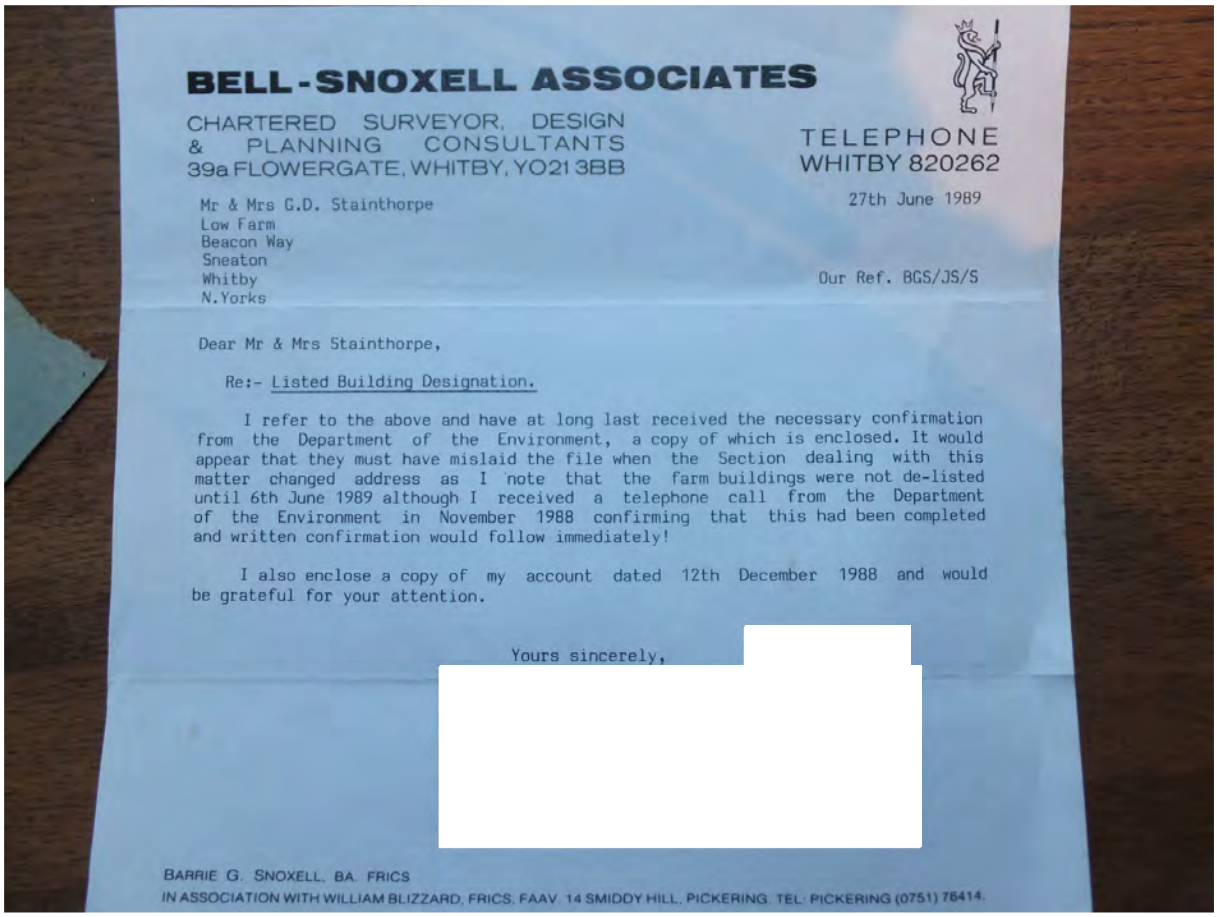
3. I am extremely sorry for the delay in delisting the farm buildings, and the inconvenience that this has caused you.

4. If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

HELEN POWELL
Listing Branch

Appendix A3 – B. Snoxell letter confirming Delisting



BELL-SNOXELL ASSOCIATES

CHARTERED SURVEYOR, DESIGN
& PLANNING CONSULTANTS
39a FLOWERGATE, WHITBY, YO21 3BB

TELEPHONE
WHITBY 820262

Mr & Mrs G.D. Stainthorpe
Low Farm
Beacon Way
Sneaton
Whitby
N.Yorks

27th June 1989

Our Ref. BGS/JS/S

Dear Mr & Mrs Stainthorpe,

Re:- Listed Building Designation.

I refer to the above and have at long last received the necessary confirmation from the Department of the Environment, a copy of which is enclosed. It would appear that they must have mislaid the file when the Section dealing with this matter changed address as I note that the farm buildings were not de-listed until 6th June 1989 although I received a telephone call from the Department of the Environment in November 1988 confirming that this had been completed and written confirmation would follow immediately!

I also enclose a copy of my account dated 12th December 1988 and would be grateful for your attention.

Yours sincerely,

BARRIE G. SNOXELL, BA. FRICS
IN ASSOCIATION WITH WILLIAM BLIZZARD, FRICS, FAAV. 14 SMIDDY HILL, PICKERING. TEL: PICKERING (0751) 76414.

Appendix A4 – Flood Risk Plan

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
11107	**489561/507722**	**11 Mar 2022 8:46**

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

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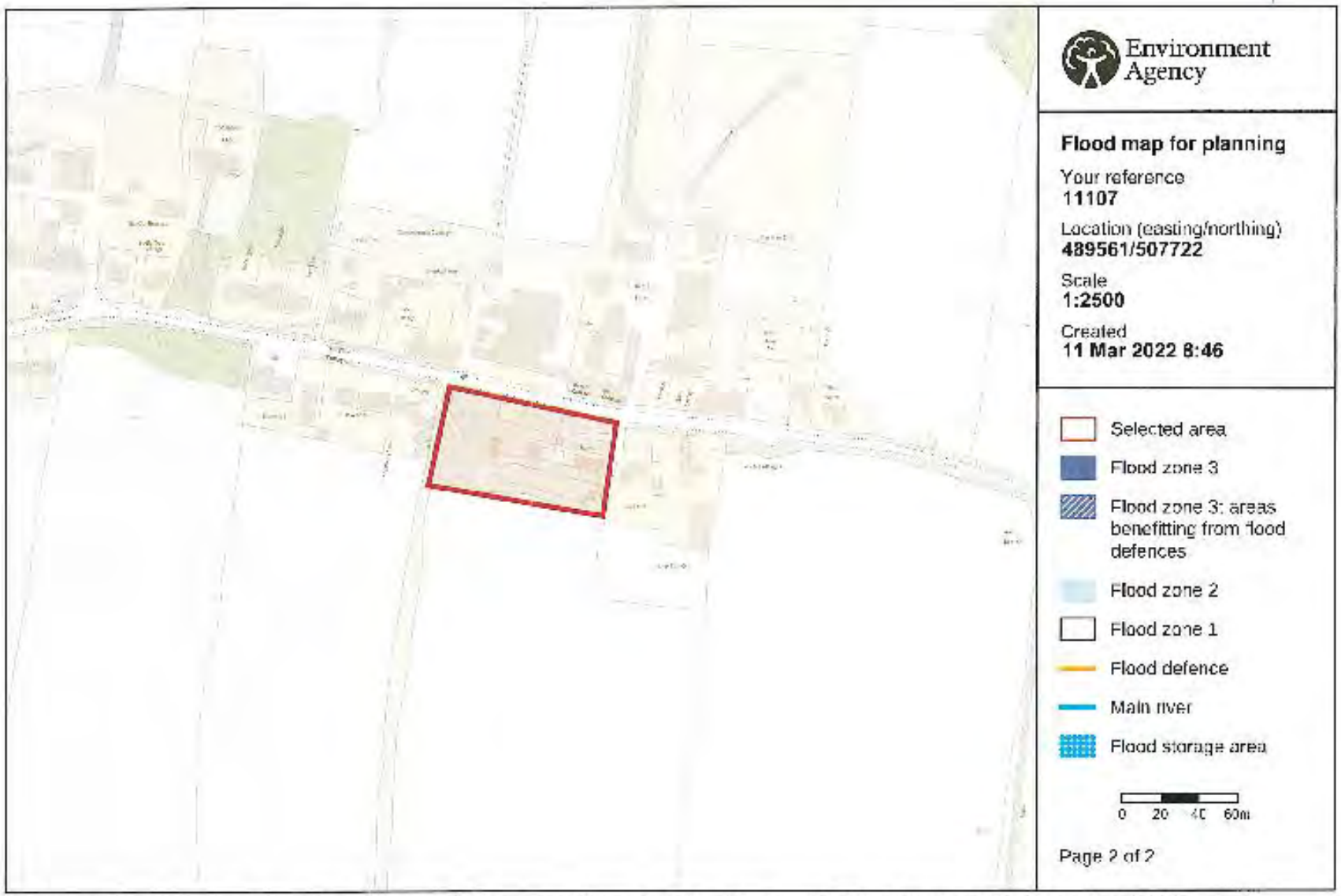

Bat, Breeding Bird and Barn Owl Scoping Survey

Low Farm, Sneaton

July 2017

MAB Environment & Ecology Ltd

11a Kirkgate, Thirsk, North Yorkshire

YO7 1PQ

Registered in the U.K. no.6504129

Registered office:The Old Chapel, Knayton, Thirsk YO7 4AZ

Author	Emma Telfer GCIEEM	
Status	**Date**	**Checked by:**
Final	20/07/2017	Ione Bareau MCIEEM
Revisions		

Sites:

Low Farm
Sneaton
Whitby
YO22 5HS

Dates:

Scoping Survey: 11th May 2017

Emergence Survey: 18th July 2017

Client:

Mr Dennis Stainthorpe
3 White Cottages
Sneaton
Whitby
YO22 5HS

Client's agent:

Louis Stainthorpe
Bell Snoxell Building Consultants Ltd
Mortar Pit Farm
Sneatonthorpe
Whitby
YO22 5JG

Planning Authority:

North York Moors National Park Authority

Our ref:

17/290

Table of Contents

1. Summary

A visual inspection, and subsequent emergence survey carried out on a range of derelict barns and outbuildings at Low Farm in 2017 found no evidence of any bat roosting.

Potential bat roost habitat was identified during the scoping survey, which was unable to be inspected comprehensively at the time due to its location in inaccessible areas of the buildings. Therefore, a dusk emergence survey was carried out in July 2017 to fully assess whether bats were using these areas.

No bat emergences were observed during the evening survey and overall bat activity during the survey was low; only a solitary foraging common pipistrelle bat was observed, despite good survey conditions and the survey being carried out at an optimal time of year. The proposed renovation of the buildings will, therefore, not impact on bats and no further survey work or mitigation is required.

Swallows have nested within the buildings in the past and breeding birds were observed utilising some of the deeper masonry crevices during the visual assessment. No signs of nesting bird use of the buildings were found during the emergence survey. We, therefore, recommend that destructive works are timed to avoid disturbance to nesting birds. If this is not possible, then a check should be made prior to work for the presence of any nesting birds. If active nests are found, then work to those areas should be delayed until after the bird breeding season or once chicks have fledged.

We recommend that an open sided structure, such as timber framed lean-to store be created within the development to provide replacement nesting habitat for swallows. No signs of barn owl were found.

2. Introduction

MAB Environment and Ecology Ltd was commissioned to undertake a bat, breeding bird, and barn owl survey on Low Farm, Sneaton (central grid ref:NZ895077). Planning permission is being sought to renovate the buildings and convert them to residential. The location of the site is shown circled in Figure 1.

The report's primary objective is to provide an impact assessment for the proposed work at the site on bats, define any necessary mitigation proposals, and to assess the requirement for a Protected Species Licence. A secondary objective is to assess potential impact on breeding birds.

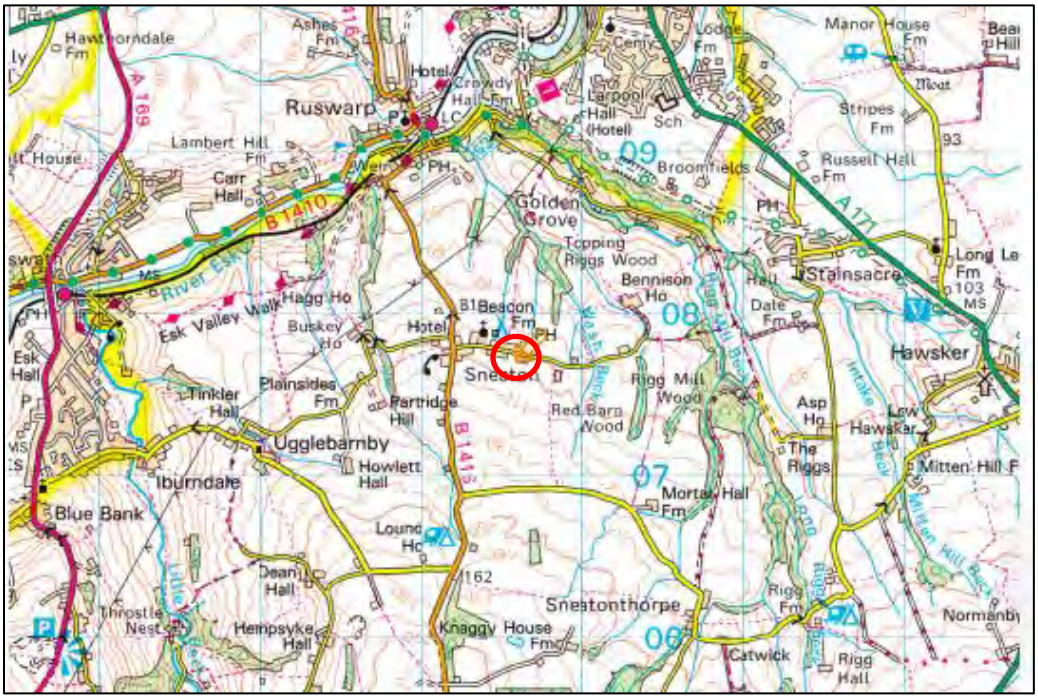

Figure 1: Site Location

3. Methodology

3.1 The property was surveyed and report written by Emma Telfer (ET) GCIEEM, who has been an ecologist with MAB for three years, having previously worked as a bat surveyor with MAB for one year. She holds a Class Survey Licence WML-A34 (Bat Survey Level 2) registration number 2016-20709-CLS-CLS. Emma has received BCT training in surveying for bats and bat ecology and is also a trainee volunteer bat roost visitor.

3.2 The interior and exterior of the buildings were inspected during the day using halogen torches (500,000 candle power), binoculars, ladders, and a flexible endoscope (a Sea Snake LCD inspection scope). All normal signs of bat use were looked for, including bats, bat droppings, feeding waste, entry and exit holes, grease marks, dead bats, and the sounds / smells of bat roosts.

3.3 The buildings were assessed for their degree of potential to support roosting bats. This includes assessing the building design, materials and condition. The location of the site and the surrounding habitat were also assessed for value to bats. This includes proximity of the site to good bat foraging habitat such as woodland and water bodies and if the site is linked to such habitats by linear features like hedgerows, woodland edges or rivers which bats use to commute around the environment.

Colour code	Bat roost potential.	Roosting habitats	Commuting and foraging habitats
	Confirmed	Signs of roosting bats present (e.g. entry / exit points, accumulated bat droppings, visible bats).	
Red	High risk	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
Amber	Moderate risk	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only- the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as a line of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
Yellow	Low risk	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular4 basis or by larger numbers of bats (i.e. Unlikely to be suitable for maternity or hibernation)	Habitat that could be used by small numbers of commuting bats such as gappy hedgerow or unvegetated stream, but isolated, i.e. Not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could only be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Green	Very low risk	All potential bat roost habitat *comprehensively* inspected and found to be clear of past or present bat usage.	
Grey	Negligible risk	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.

Table 1: Guidelines for assessing the suitability of proposed development sites for bats. Adapted from BCT Bat surveys for Professional Ecologists, Good Practice Guidelines 2016.

3.4 Bat roost records for a 2km radius around the site were commissioned from the North Yorkshire Bat Group.

3.5 An emergence survey was carried out using 5 surveyors with ultra-sound detectors (2x Pettersson D240x, 1x Pettersson D230 and 2x BatBox Duet). The D240x detectors were set to 10x expansion with manual triggering with an Edirol R09 WAV solid state recording device for the time expansion channel, with heterodyne output through the other channel. The D230 and Duet used heterodyne detection set to 50 kHz. Time expansion

recordings were analysed with BatSound software. Surveyors used were Emma Telfer (as above) together with:

- Anne Heathcote GCIEEM (AH) has over three years experience in conducting bat surveys and has attended training courses for bat surveying and identification.
- Emma Jackson (EJ) has a BSc in Biology and has undertaken emergence surveys for MAB and other consultancies since 2014.
- Sam Jones (SJ) is a biology graduate and trainee bat surveyor.
- Sam Newton (SN) is a biology graduate and has one years experience of conducting bat surveys.

3.6 All signs of breeding bird activity and barn owl (*Tyto alba*) activity were looked for. Signs looked for included white droppings, often vertical down walls or beams; active nests and nesting materials; (birds flying into and out of barns: generally summer only); bird feathers, particularly swift (*Apus apus*), swallow (*Hirundo rustica*) and house martin (*Delichon urbica*), bird corpses, feeding waste (including pellets), and the sound/smell of birds.

4. Constraints

Building D, G and H were inaccessible during the visual inspection. Damp and exposed conditions in most buildings are sub-optimal for the preservation of evidence such as bat droppings. The emergence survey carried out at an optimal time of year has dealt with these constraints.

5. Site Description

The site comprises a range of derelict farm buildings in the village of Sneaton.

- Building A- One storey, brick barn. Partial roof present of unlined corrugated asbestos sheets. Ridge area absent.
- Building B – One storey, stone barn with lath lined pantile roof under a stone ridge.
- Building C – One storey, stone barn, roof absent.
- Building D – One storey, stone barn with minor areas of lath lined pantile roof remaining.
- Building E – Building collapsed, one wall remaining.
- Building F – Timber hut with corrugated metal roof.
- Building G and H – Small stone outbuildings with partial clay pantile roofs.

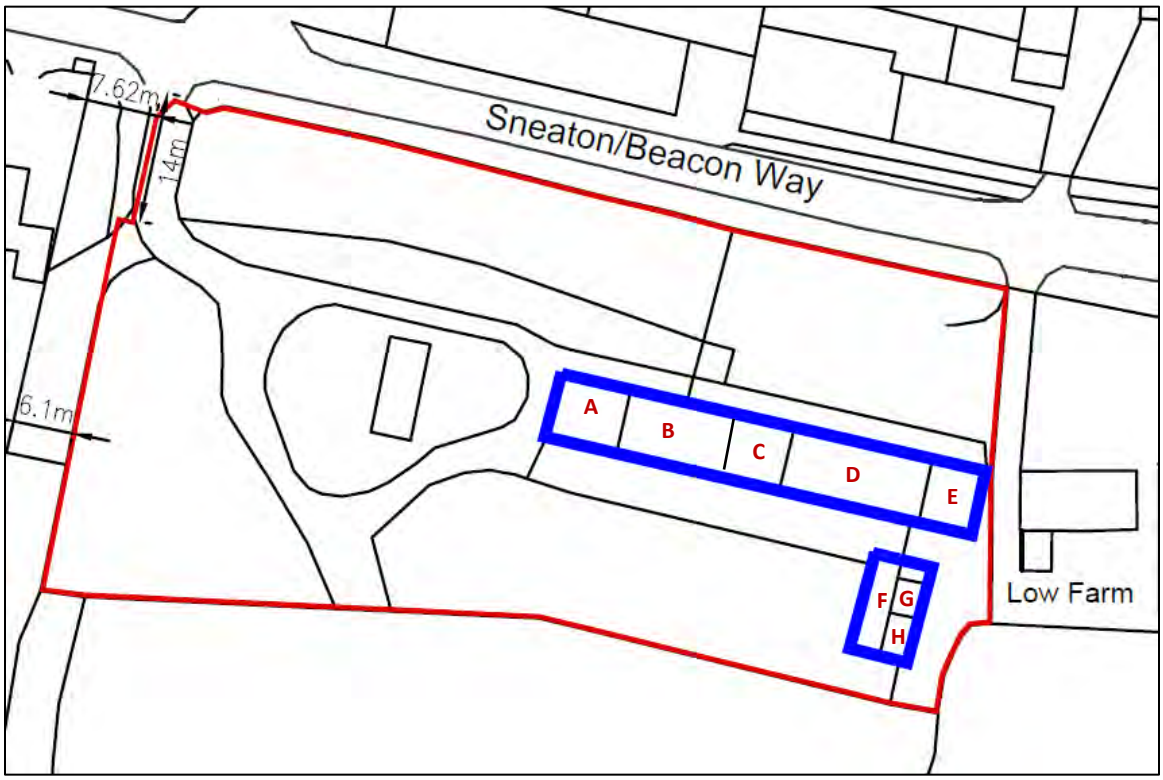

Figure 1: Site layout with red line highlighting the site boundary and blue outline around buildings included within the survey.

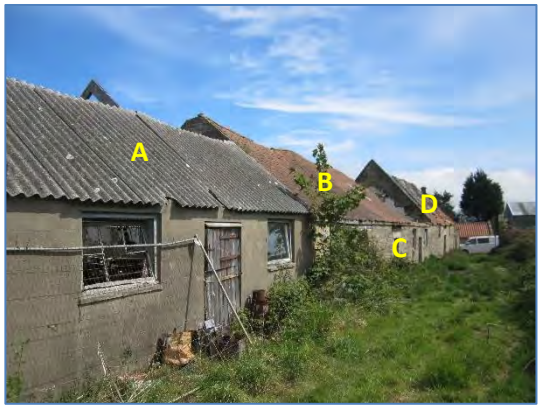

Photo 1: Buildings A to E taken from west.

Photo 2: Buildings A to E taken from east.

Photo 3: Building F

Photo 4: Building G and H

6. Results

6.1 Desktop study

Landscape surrounding the site offers moderate quality habitat for foraging bats. Land surrounding the site is primarily arable fields bordered by low hedgerows, which offers lower quality foraging opportunities, however the site is connected to higher quality habitat in the form of several linear areas of deciduous woodland and riparian habitat located along tributaries of the river Esk towards the north.

Figure 2: Aerial view illustrating the landscape surrounding the site.

Records from North Yorkshire Bat Group.

There are no bat records relating to the site directly. The nearest recorded bat roost occurs 980m to the west and is a record for pipistrelle species of bat. Pipistrelle bats were also recorded roosting 1.8km to the north east on the outskirts of Whitby. Three records for occur 1.7 km north of the site, one recorded roost and two grounded bats. The species of bats were unknown. There are also several in flight records along the river Esk, 1.5km to the north, where Daubenton's bat, whiskered/ Brandt's and

pipistrelle species have been recorded. A historical record for brown long eared bat is included at Stainsacre Hall, towards the east, approximately 1.8km from the site. The record does not state the number of bats or if the record is for a roost or is an in-flight record. Full details are held in Appendix 2.

6.2 Visual inspection

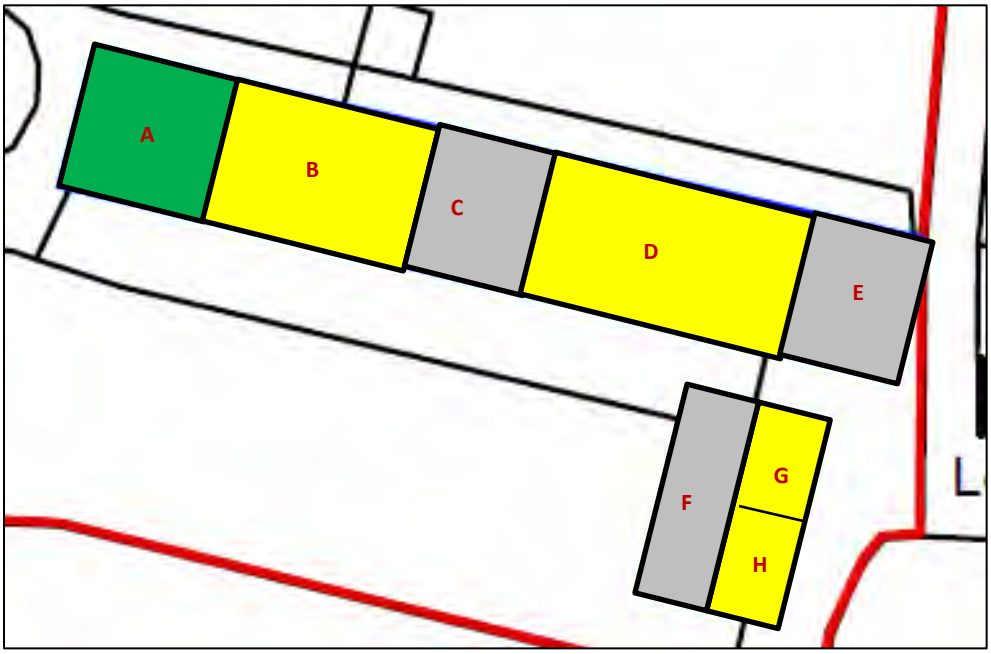

Figure 3: Scoping survey results.

Table 2: Scoping survey results.

Ref	Description	Features with potential bat roost habitat. (PBRH)
Building A- Very low potential bat roost habitat.	Roof panels are mostly absent and none are present along the ridge area. External walls are rendered and well-sealed. Beams are smooth sawn, modern timber and contain no crevices. Minor masonry crevices are present, mainly in internal brickwork. No signs of bat droppings or feeding remains were found.	**Minor masonry crevices.**
Building B- Low potential bat roost habitat.	Roof has a lath lining and tiles and lining are missing in several large areas of the roof. Access under tiles is available across the surface of the roof. The interior is divided into two sections. The western side is open sided to the south and used for storage. The eastern side is used to house chickens and the floor area is subject to disturbance. The interior is	**Abundant masonry and beam crevices and lifted roof tiles with lath liner present.**

	bright due to missing areas of roof and clear sections of tiles and the ridge is open and exposed, particularly on the western side. Several deep masonry crevices are present in internal and external stonework and around beam ends. Larger beams contain some crevices. No signs of bat droppings or feeding remains were found.	
Building C- Negligible potential bat roost habitat.	The roof is missing and most of the walls have also collapsed. Minor crevices are present in the walls but these are exposed and at a low height. No signs of bat droppings or feeding remains were found.	**Negligible PBRH.**
Building D- Low potential bat roost habitat.	Roof is mostly absent except for small remaining areas. Abundant external and internal masonry and beam crevices are present. Interior very exposed to the elements. Limited access to interior. No signs of bat droppings or feeding remains were found.	**Abundant masonry and beam crevices. Limited roof crevices.**
Building E- Negligible potential bat roost habitat.	The building has collapsed and only one, partial wall, remains on the south side. This does contain some deep crevices; however, these are exposed and at a low height. No signs of bat droppings or feeding remains were found.	**Negligible PBRH.**
Building F- Negligible potential bat roost habitat.	No crevices suitable for bat roosting were found. The interior is dusty and very cobwebby. No signs of bat droppings or feeding remains were found.	**Negligible PBRH.**
Building G- Low potential bat roost habitat	Building is collapsing. Roof is missing. Walls contain some deep crevices; however, these are exposed and at a low height. No access to interior. No signs of bat droppings or feeding remains found.	**Masonry and roof crevices.**
Building H- Low potential bat roost habitat	As G but roof is present. No signs of bat droppings or feeding remains found.	**Masonry and roof crevices.**

Breeding birds and barn owl.

Swallow's nests were found within Building A (1 nest), B (3 nests), and D (2 nests), and breeding birds were also utilising some of the deeper masonry crevices within Building D. No signs of barn owl were found.

6.3 Emergence survey

Date: 18/07/17
Start time: 21:00 **End time:** 22:30 **Sunset:** 21:26

	Temp (°C)	Wind (mph/BF)	Humidity (%rh)	rain	Cloud cover (%)
Start	17.1	0.8	78.2	Dry	95
Finish	15	0.4	86	Dry	100
Max	17.3	3.9	87.3	-	
Min	14.6	0	77.3	-	
Ave	15.1	0.3	84.4	-	

Surveyors: Emma Telfer (ET); Sam Newton (SN); Emma Jackson (EJ); Sam Jones (SJ); Anne Heathcote (AH).
Equipment used: 2x Pettersson D240x time expansion ultrasound detector with Edirol R09 recorder, 2x Batbox Duet ultrasound detector, 1x Petterson D230 time expansion ultrasound detector.
Results summary:
No bat emergence was recorded from any part of the survey buildings. A common pipistrelle bat was seen briefly commuting up and down the road and to the north of the main building.

Observations:

Surveyor	Time	Species	Number	Activity	Annotations
ET and AH	22:01	Common pipistrelle, *Pipistrellus pipistrellus*	1	Commuting to the north of the survey building	
ET and AH	22:06	Common pipistrelle, *Pipistrellus pipistrellus*	1	Commuting to the north of the survey building	

Figure 4 – Surveyor locations and bat activity recorded during survey 1 (18/07/2017).

7. Discussion and analysis

No evidence of bats was found during the scoping survey, though, potential bat roost habitat was identified within abundant masonry, beam and roof tile crevices which are present in several buildings on site. This type of habitat would be suitable for crevice dwelling bats such as pipistrelles. With the exception of Building B, there are no covered roof voids so no potential habitat for void flying bats in these areas. Where potential roost habitat has been identified, it was considered to be low or very low risk due to the damp and exposed conditions present within the buildings, which do not provide optimal bat roosting conditions.

An emergence survey was carried in July, under optimal survey conditions, to assess any bat usage of the site and there were no bat emergences from any of the buildings. Activity during the survey was very low, with only occasional foraging by a solitary common pipistrelle north of the site. We can, therefore, safely assume that no bat roosts are present and there will be no impact from the development on bats.

Signs of nesting swallows were found in Building A, B and D and breeding birds were observed utilising some of the deeper masonry crevices during the visual assessment. No nesting birds were observed using any of the buildings during the emergence survey, however, due to the timing of the emergence survey in mid-July, chicks may have already fledged.

8. Impact assessment

Proposed works will not impact on bats or their roosts.

There will be no impact on barn owl.

There will be a loss of past swallow's nesting habitat identified in Building A, B and D and there is a risk of disturbance to breeding birds if work is undertaken during the bird breeding season and if active nests are present

9. Mitigation & Compensation

9.1 Mitigation summary

As no bat roosts are present within the building, no mitigation for bats and no further survey work is considered necessary.

No mitigation is required for barn owl.

If work takes place during the bird breeding season, then a check will be made prior to work for any active bird nests. If active nests are found, then no work to these immediate areas will take place until any chicks have fledged. We recommend that an open sided structure, such as timber framed lean-to store be created within the development to provide replacement nesting habitat for swallows.

10. Information concerning bat protection and the planning system

10.1 Relevant Legislation. All bat species are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Habitat Regulations 2010.

Under the WCA it is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

Under the Habitat Regulations 2010, it is an offence to (a) deliberately capture, injure or kills any wild animal of a European protected species (EPS), (b) deliberately disturb wild animals of any such species, (c)deliberately take or destroy the eggs of such an animal, or (d)damages or destroys a breeding site or resting place of such an animal. Deliberate disturbance of animals of a European protected species (EPS) includes in particular any disturbance which is likely to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young; or (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

*Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used***.** In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, to be aware of the procedures to be followed if bats are found during works, and to commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

10.2 Licences. Where it is proposed to carry out works which will damage / destroy a bat roost or disturb bats to a significant degree, an EPS licence must first be obtained from the Natural England (even if no bats are expected to be present when the work is carried out). The application for a license normally requires a full knowledge of the use of a site by bats, including species, numbers, and timings. Gathering this information usually involves surveying throughout the bat active season. The licence may require ongoing monitoring of the site following completion of the works.

Licences can only be issued if Natural England are satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

10.3 Planning and Wildlife. The March 2012 National Planning Policy Framework (NPPF) has replaced PPS9 (Planning Policy Statement on Biodiversity and Geological Conservation) as the relevant national planning guidance in relation to ecological issues.

Para 109 of NPPF states that the planning system should "contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures".

Para 117 of NPPF states that the planning system should "promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species, populations, linked to national and local targets".

Para 118 of NPPF states that "When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Para 119 of the NPPF makes it clear that "The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or

determined". Therefore EPS will still be a material consideration when considering sustainable developments.

The accompanying ODPM / Defra Circular 06/2005 remains pertinent; circular 06/2005 is prescriptive in how planning officers should deal with protected species, see paragraphs 98 and 99:

- The presence of a protected species is a material consideration when considering a proposal that, if carried out, would be likely to result in harm to the species or its habitat (see ODPM/Defra Circular, para 98)
- LPAs should consider attaching planning conditions/entering into planning obligations to enable protection of species. They should also advise developers that they must comply with any statutory species protection issues affecting the site (ODPM/Defra Circular, para 98)
- The presence and extent to which protected species will be affected must be established before planning permission is granted. If not, a decision will have been made without all the facts (ODPM/Defra Circular, para 99)
- Any measures necessary to protect the species should be conditioned/planning obligations used, before the permission is granted. Conditions can also be placed on a permission in order to prevent development proceeding without a Habitats Regulations Licence (ODPM/Defra Circular, para 99).
- *The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances.*

Further to NPPF and OPDM Circular 06/2005, Section 40 of the Natural Environment and Rural Communities Act (2006) states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

11. References

Altringham, John (2003). *British Bats*. The New Naturalist. Harper Collins.

BS42020. Biodiversity - Code of Practice for planning and development. British Standards Institution 2013.

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http://www.communities.gov.uk/publications/planningandbuilding/circularbiodiversity

Mitchell-Jones, A.J. & McLeish, A.P. (2004). *Bat Workers Manual*. JNCC

National Planning Policy Framework:

http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf

Hundt, L. (2012) *Bat Surveys: Good Practice Guidelines, 2nd Edition.* Bat Conservation Trust.

The Conservation of Habitats and Species Regulations 2010.
http://www.legislation.gov.uk/uksi/2010/490/contents/made
UKBAP 1995. *UK Biodiversity Action Plan*. http://www.ukbap.org.uk/

Appendix 1: Standard good working practices in relation to bats

Bats are small, mobile animals. Individual bats can fit into gaps 14-20mm wide. They can roost in a number of places including crevices between stonework, under roof and ridge tiles, in cavity walls, behind barge boards, in soffits and fascias and around window frames. Builders should always be aware of the potential for bats to be present in almost any small gap accessible from the outside in a building. The following guidelines are provided in order to reduce the risk of harm to individual bats.

- Roofs to be replaced, or which are parts of a building to be demolished, should be dismantled carefully by hand. Ridge tiles, roof tiles and coping stones should always be lifted upwards and not slid off as this may squash/crush bats.

- Re-pointing of crevices should be done between April and October when bats are active. Crevices should be fully inspected for bats using a torch prior to re-pointing.

- Any existing mortar to be raked should be done so by hand (not with a mechanical device).

- Look out for bats during construction works. Bats are opportunistic and may use gaps overnight that have been created during works carried out in the daytime.

- If any bats are found works should stop and the Bat Conservation Trust (0845 1300 228) or a suitably qualified bat ecologist should be contacted.

If it is necessary to pick a bat up always use gloves. It should be carefully caught in a cardboard box and kept in a quiet, dark place. The Bat Conservation Trust or a suitably qualified bat ecologist should be contacted.

Appendix 2: NYBG bat roost records

Species	Site	Grid ref.	Quantity	Date	Comment
Pipistrelle species	Buskey House Farm, Sneaton	NZ886076	1	02-Jun-13	Roost
Daubenton's Bat	Ruswarp bridge	NZ890090		2008	In flight
Daubenton's Bat	Ruswarp The Batts / River Esk	NZ890090	7	10-Aug-12	In flight
Daubenton's Bat	Ruswarp The Batts / River Esk	NZ890090	3	26-Aug-12	In flight
Pipistrelle species	Ruswarp bridge	NZ890090		2008	In flight
Unknown	Ruswarp The Batts / River Esk	NZ890090	4	10-Aug-12	In flight
Unknown	Ruswarp The Batts / River Esk	NZ890090	3	26-Aug-12	In flight
Daubenton's Bat	Ruswarp The Batts / River Esk	NZ893093	3	01-Sep-14	In flight
Daubenton's Bat	Ruswarp The Batts / River Esk	NZ893093	11	05-Aug-15	In flight
Daubenton's Bat	Ruswarp The Batts / River Esk	NZ893093	6	14-Aug-13	In flight
Daubenton's Bat	Ruswarp The Batts / River Esk	NZ893093	6	14-Aug-14	In flight
Daubenton's Bat	Ruswarp The Batts / River Esk	NZ893093	6	20-Aug-15	In flight
Daubenton's Bat	Ruswarp The Batts / River Esk	NZ893093	6	27-Aug-13	In flight
Unknown	Ruswarp The Batts / River Esk	NZ893093	2	01-Sep-14	In flight
Unknown	Ruswarp The Batts / River Esk	NZ893093	11	05-Aug-15	In flight
Unknown	Ruswarp The Batts / River Esk	NZ893093	7	14-Aug-13	In flight
Unknown	Ruswarp The Batts / River Esk	NZ893093	10	14-Aug-14	In flight
Unknown	Ruswarp The Batts / River Esk	NZ893093	8	20-Aug-15	In flight
Unknown	Ruswarp The Batts / River Esk	NZ893093	1	27-Aug-13	In flight
Daubenton's Bat	Glen Esk Bridge	NZ894092		14-Jun-12	In flight
Whiskered / Brandt's Bat	Glen Esk Bridge	NZ894092		14-Jun-12	In flight
Unknown	1 Larpool Lane, Whitby	NZ897095		13-Jul-04	Roost
Common Pipistrelle	Knaggy House Farm, Sneaton	NZ898059	2	15-Jun-11	Foraging
Unknown	Cemetery Lodge, Larpool Lane, Whitby	NZ898095		27-Jul-05	Grounded bat
Unknown	15 Kingfisher Drive, Whitby	NZ902093		17-Nov-06	Grounded bat
Pipistrelle species	Whitby, YO22 4NR	NZ912085		07-Nov-13	
Brown Long-eared Bat	Stainsacre Hall, Stainsacre	NZ913084		30-Sep-99	
Pipistrelle species	Dale View House, Stainsacre	NZ913084		06-Jul-07	Roost

Appendix 3: Site Photographs.

Photo 5: Building A-Missing roof.

Photo 6: Building A – Internal roof.

Photo 7: Building A minor crevivices in brickwork..

Photo 8: Building B – north side.

Photo 9: Building B-western section.

Photo 10: Building B-Western section

Photo 11: Building B – Eastern section.

Photo 12: Building B-Eastern section.

Photo 13: Building C.

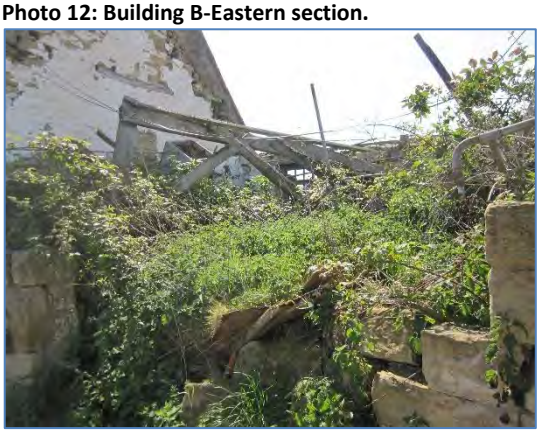


Photo 14: Building C

Photo 15: Building D

Photo 16: Building D interior.

Photo 17: Building D-Crevices in gable.

Photo 18: Building H interior.

Bell Snoxell Building Consultants Ltd

April 2022
Our Ref: 8614- HIA

NYMNPA
12/04/2022

HERITAGE IMPACT ASSESSMENT

PROPOSAL	Application for demolition works, conversion of and extension to buildings to form two principal residence dwellings and annexe and construction of six principal dwellings with associated amenity spaces, accesses, parking and landscaping works together with conversion of outbuilding to create store/studio at Low Farm, Beacon Way, Sneaton NYM/2022/0249
LOCATION/HERITAGE ASSET	Low Farm, Seaton
APPLICANT	Stainthorpe Family
LOCAL PLANNING AUTHORITY	North York Moors National Park Authority

Contents

1.0 PREFACE AND INTRODUCTION

1.1 This report arises out of specific instructions given by the Stainthorpe family relating to the following planning application reference NYM/2022/0249 at Low Farm, Beacon Way, Sneaton. This includes the following main elements:-

- Application for demolition works, conversion of and extension to buildings to form two principal residence dwellings and annexe
- Construction of six principal residence dwellings with associated amenity spaces, accesses, parking and landscaping works
- Conversion of outbuilding to rear of the agricultural conversions to create store/studio

1.2 The current use of the site as a whole is ad hoc. This includes storage, agriculture and vegetable plots. It is highlighted that the buildings are in dilapidated condition and have degraded significantly over the past few decades. Only elements of the principle structures remain. Past uses of the east section include a scaffolding and scrap yard alongside general agricultural activities.

1.3 The objectives of this assessment are:

• to identify the assets which could be affected by the proposed development;

• to consider the significance of the property;

• to assess the effects of the proposed works on the significance of the building;

• to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;

• to consider the public benefits of the scheme to justify any harm;

2.0 DETAILS OF THE BUILDING

2.1 The Design and Access Statement already submitted explains the general arrangements of the site and some of its history.

2.2 In summary the buildings to which this statement relates to are primarily of a traditional construction in sandstone with to the western end of the terrace a more modern brick-built element with render finishes and corrugated asbestos cement roof sheeting. The range of traditional buildings runs east to west parallel with the

highway and has for a considerable length of time formed part of Low Farm. The buildings have seen very little activity since the early 1990's for any form of agricultural use, instead being used for general storage until they became unsafe to occupy around 10-15 years ago. As with many traditional buildings of this type they are both impractical for agricultural use and subsequently increasingly dangerous for any occupation given the degrading fabric. Small sized openings, compact internal rooms with uneven and stepped access road/paths externally contributed to the decline in use for agricultural purposes.

2.3 The photographs below demonstrate the current state of the buildings.

Photo 1. Front view of the traditional buildings and front east yard.

Photo 2. Front east yard

Photo 3. Rear view of the traditional buildings.

Photo 4. Rear view of the traditional buildings and the rear yard.

Photo 5. Rear view of the west end of the terrace. This more modern rendered brick section is to be removed.

Photo 6. Pigsty's and store to rear of the main block of buildings.

Photo 7. More modern rendered brick store to front of the main terrace to be removed.

2.4 The following key elements are noted-

- The eastern section immediately adjacent the gable of Low Farm (on the opposite side of the access driveway) partly collapsed around 20-25 years ago, following which further sections have been taken down to mitigate the health and safety risk of the unstable structure. See photo's 1 and 3.
- Over the past 10 years the roof structures of the main terrace have collapsed or have had to be removed again due to safety concerns. See photo's 1, 3 4 & 5.
- The east yard to the front of the traditional buildings has been utilised as residential car parking, storage yard, scaffolding yard with sections to the rear as an agricultural lay down yard, scrap yard and more recently for keeping chickens (private hobby purposes). See photo's 2 & 4.
- The rear small range of agricultural buildings, comprising former pigsty's and a store to the south is no longer in use. This small range of buildings are in dilapidated condition but still retaining sections of the walls. To the immediate south of these buildings at the field boundary is a former railway carriage that was used for horse stabling in the 1980/90's but has been vacant since. As part of the proposal this aspect is to be removed. See photo 6.
- Lying immediately to the north is a small detached single storey building measuring approximately 3x3 meters. This is of brick and render construction to the walls and was used when the agricultural buildings were utilised as part of a small-scale dairy operation. This has subsequently been used for storage. This element is to be removed as part of the planning proposal. See photo 7.

2.5 The Listed asset, which is the reason for this Heritage Statement, relates to Low Farm house that sits to the east having lawned front gardens surrounded by sandstone walls. There are rear sections of garden on sloping ground and a driveway to the west that leads to the side of the property and to the rear. This property is Grade II Listed with the description as follows-

'SNEATON VILLAGE NZ 80 NE 4/167 Low Farmhouse 8.6.88 GV II Farmhouse. Late C17 or early C18, with later alteration. Coursed rubble sandstone with pantile roof and brick stacks. Central-entry plan. 2-storey, 2-window front with irregular fenestration. Right-of-centre plank door, with 16-pane sash at right and 2-light large-pane casement at left. First floor windows are 2-light, 16-pane horizontal sliding sashes. Painted timber lintels to all windows. Coped gables and plain kneelers. End stacks. Interior not inspected but said to be unmodernised.

Listing NGR: NZ8961807711'

3.0 DEVELOPMENT MANAGEMENT AND APPRAISAL

3.1 The proposals that are subject to this Heritage Statement primarily impact the traditional range of outbuildings given their context and setting against the Grade II Listed stone farmhouse. The basic principle of the development follows the already agreed Planning Brief which includes redevelopment of the traditional buildings back to their general scale and form including sections which have either collapsed or been partly taken down. The more modern elements such as the detached small structure to the north (photo 7) and the brick built section to the far west (photo 5) of the terrace are to be removed as part of the proposals.

3.2 The design brief sets out a number of objectives for the re-development process as follows-

- Improve the visual amenity of the village.
- Ensure the re-use and conversion of traditional agricultural buildings.
- Ensure any new development respects the character of the village and existing buildings.
- Respects the setting of the Listed farmhouse and its historic farmstead.
- Encourage new residents to the village.

3.3 The design brief contains a specific element relating to the retention of the buildings in question. This comes with a set of design principle that have been followed when the proposals were formulated. These Design Principles are as follows-

'Conversion of existing stone barns and outbuildings: The development should meet the requirements of Policy ENV11 and Strategic Policy M and be in accordance with the following principles;

- *The existing rooflines and pitches of the buildings to be retained and reinstated with natural clay pantiles.*
- *All existing historic/original walls to be utilised and made good using matching stone and lime mortar.*
- *Careful planning of the internal spaces to make use of existing openings.*
- *New openings to be avoided on the street-facing elevations, including rooflights.*
- *Front boundary dry stone wall (and dry stone wall running north to south through the front of the site) to be repaired.*
- *As existing accesses fall outside of the designated site, further consideration on access(s) and parking will need to be considered as part of a detailed scheme, but the intention is that the scheme should not be highway/parking-led which could harm the rural character of the site.*

- *Rear pig sties and adjoining outbuildings to be retained and converted sympathetically to retain character and used as ancillary storage.*
- *Front garden areas to be delineated by native hedging or post and rail fencing for example in order to maintain the rural character of the site.'*

3.4 The current application follows considerable pre-application discussions with the North York Moors National Park. This includes not only in the drafting of the Planning Brief under the Environmental Enhancement Site Policy ENV15, but also in the formation of the Local Plan 2020 which took place over a number of years. The following paragraphs set out answers to the key objectives of this assessment.

A. To identify the assets that could be affected by the proposed development.

This directly relates to the Grade II Listed Low Farm property to the east. The design brief under section 3- specifically paragraphs 3.6 and 3.7 confirm the following:-

- That the status of the barns as none Listed is not disputed and the following evidence that there was no functional link between the adjacent Low Farm house when it was Listed in 1988, The Authority satisfied that the barns are not curtilage Listed.

- The barns are considered to contribute to the setting of Low Farm house and the wider character of the village.

- It is essential that the none designated Heritage Assets are developed in a manner that preserves the architectural and Historic legibility and significance of buildings by respecting the status of the Listed farmhouse in relation to its (former) historic farm stead.

The principle focus is assessing potential impact on the farmhouse and its architectural and historic significance. Of real importance is the fact that the Farmhouse has seen considerable alterations and modification, most of which date from the late 1980/early 1990, with numerous permissions approved by the North York Moors National Park at the time.

Other nearby older properties include a terrace of cottages numbered 1-3 that run perpendicular to the road. The central cottage number 2 is traditionally constructed and a Garde II Listed Building but No 3 was constructed in the mid 1980's. The proposals have no direct bearing and are sufficiently away from this terrace of properties meaning full consideration not required. There are also a

number of other Listed Buildings such as the pub (The Wilson Arms), Sorrel Cottage, Sea View, The Old Village Scholl, the former Sneaton Hall Hotel and Manor House Farm that are Listed but again are sufficiently away from the application site not to be of any real consequence. It is also noted that the village has no form of designated Conservation Area.

B. The significance of the property.

From review of the buildings and historical maps, the earliest being from 1849, it is clear that the buildings have been onsite from before this time. They likely date from around 1800-1825. The boundaries of the surrounding fields has been changed and modified in a sequence of stages. As is common with modern farming practice fields have tended to be made much larger.

The Listed description for Low Farm dates it to C17 or early C18 with later alterations.

When considering the significance of Low Farm the substantial modifications and changes to the building that have eroded its architectural and historic features need to be taken into account. Past applications include the following-

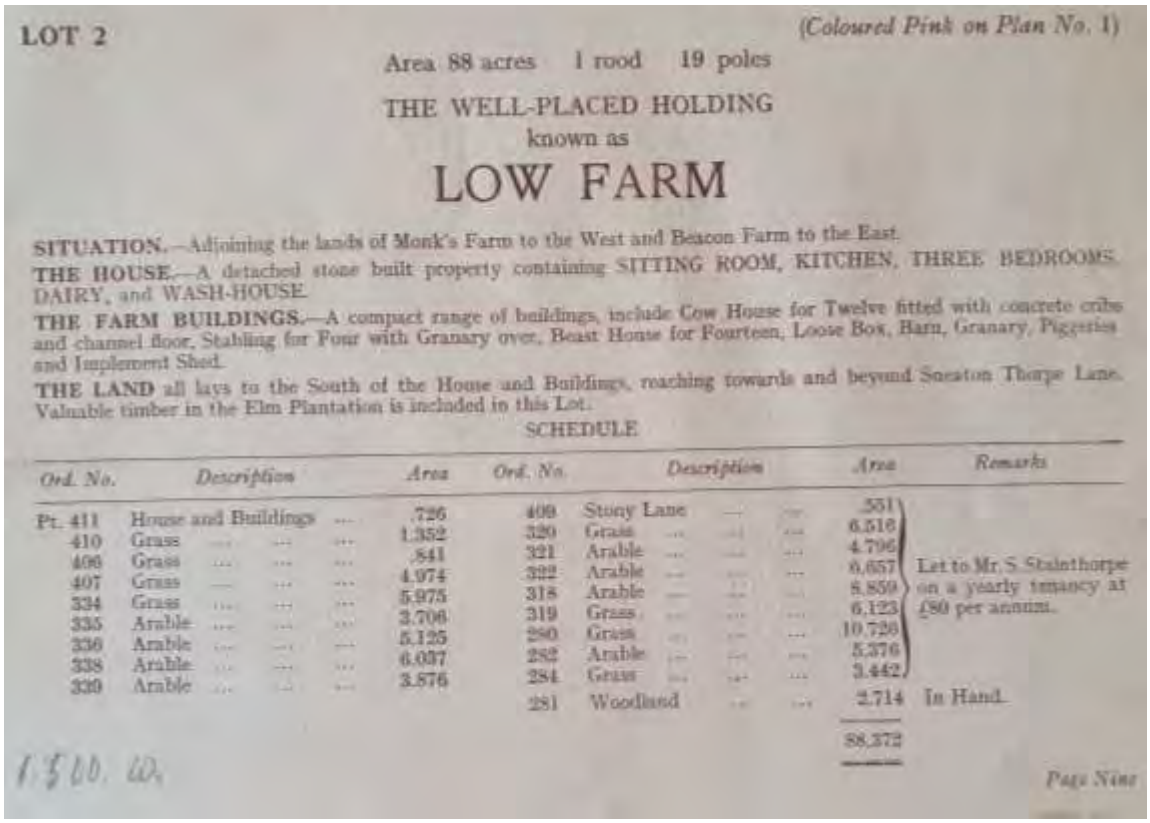
- Application number 40310058B- Listed Building consent for raising the eaves and re-roofing with red clay pantiles, replacing windows and internal alterations to include new staircase. This was approved in 1989.
- Application number 40310058A- Alterations and improvements to dwelling approved in 1989.
- Application number 40310058C- Listed Building consent to change windows at rear of house and porch from sliding sash to all bar casement softwood windows.

Set out below is a picture from the 1970's of the farm house. This is important in a number of ways. It shows the substantial changes that have been approved to the house which demonstrate that it bears little resemblance to what it was like when Listed. The picture clearly shows the scale and form of the subject agricultural buildings immediately adjacent, where parts have been removed, but under the application will be reinstated. The agricultural buildings were not subservient to the house in terms of scale and mass.

Photo 8. Low Farm photograph from the 1970's.

The proposals to reinstate the scale and form of the agricultural buildings is supported by the photograph above.

In terms of the history of Low Farm very little information exists from before the second world war but it was tenanted like many farmsteads in the village. In 1947 the then Sneaton Estate which included mixed farms, small holdings, cottages, and accommodation lands extending to around 808 acres was sold by Jackson, Stopps and Staff at the Grand Hotel Whitby in September. It is known that the whole estate did not sell but that the separate elements did sell at auction or shortly after. The pictures below relate to the then Low Farm that was occupied by the grandfather of the current applicants.



LOT 2 *(Coloured Pink on Plan No. 1)*

Area 88 acres 1 rood 19 poles

THE WELL-PLACED HOLDING
known as

LOW FARM

SITUATION.—Adjoining the lands of Monk's Farm to the West and Beacon Farm to the East.

THE HOUSE.—A detached stone built property containing SITTING ROOM, KITCHEN, THREE BEDROOMS, DAIRY, and WASH-HOUSE.

THE FARM BUILDINGS.—A compact range of buildings, include Cow House for Twelve fitted with concrete cribs and channel floor, Stabling for Four with Granary over, Beast House for Fourteen, Loose Box, Barn, Granary, Piggeries and Implement Shed.

THE LAND all lays to the South of the House and Buildings, reaching towards and beyond Sneaton Thorpe Lane. Valuable timber in the Elm Plantation is included in this Lot.

SCHEDULE

Ord. No.	*Description*	*Area*	*Ord. No.*	*Description*	*Area*	*Remarks*
Pt. 411	House and Buildings ...	.726	409	Stony Lane	.551	
410	Grass	1.352	320	Grass	6.516	
408	Grass	.841	321	Arable	4.796	
407	Grass	4.974	322	Arable	6.657	Let to Mr. S. Stainthorpe
334	Grass	5.975	318	Arable	8.859	on a yearly tenancy at
335	Arable	3.706	319	Grass	6.123	£80 per annum.
336	Arable	5.125	280	Grass	10.726	
338	Arable	6.037	282	Arable	5.376	
339	Arable	3.576	284	Grass	3.442	
			281	Woodland	2.714	In Hand.
					88.372	

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Photo 9. Extract from the Estate Sales Brochure from 1947.

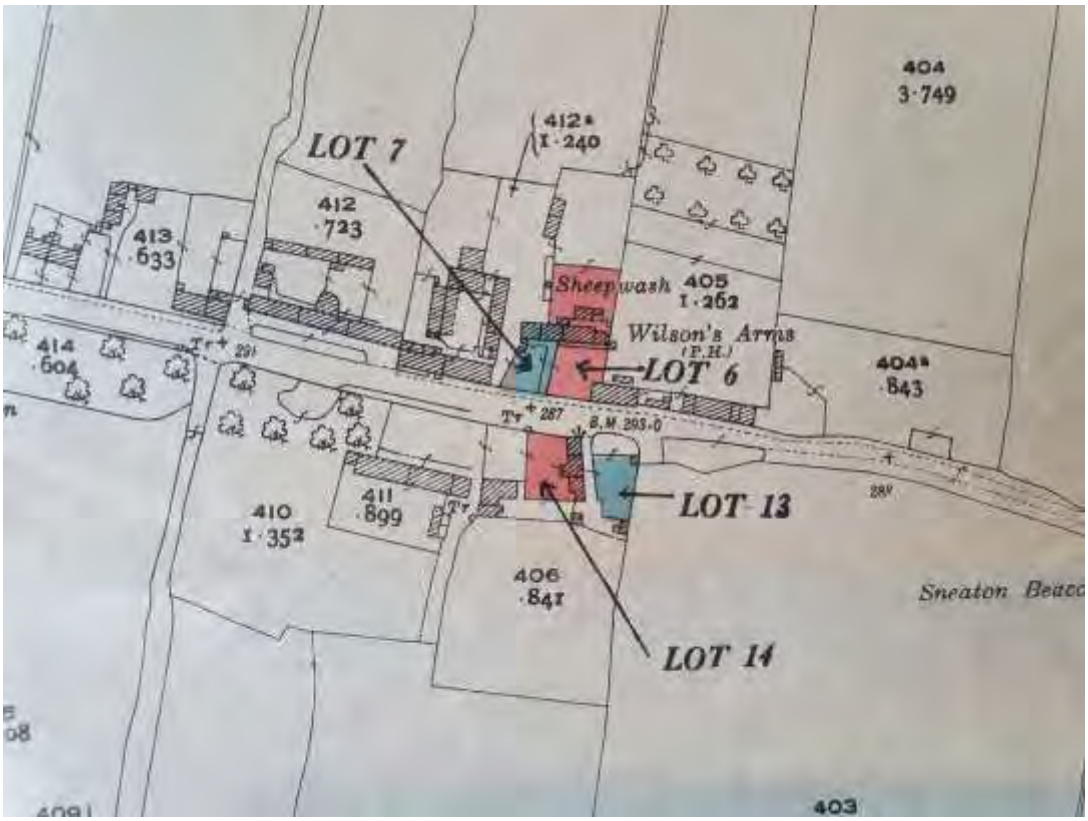

Photo 10. Sales plan from 1947.

The agricultural buildings and surrounding land to Low Farm have not seen any modern form of agricultural portal frame buildings erected, primarily as a result of the farm opposite, Monks Farm, also being owned by the family where such buildings were developed for grain, hay and straw storage plus housing animals and feed silos.

C. To assess the effects of the proposed works on the significance of the building

The proposed conversion works of the agricultural building and removal of more modern additions in rendered brickwork will clearly be a marked improvement and retain the range of buildings to something that resembles their original state. Under section 6 of the agreed Planning Brief there is encouragement for sympathetic restoration with existing roof lines of the buildings to be retained and reinstated with natural clay pantiles whilst using as much of the original historic walling that remains as possible. Many sections of the walling will clearly need reconstructing as part of the proposals. The stone taken down to achieve this will be re-used in the same areas for the rebuilt walls.

The result of the above and the proposals put forward clearly show that the significance of the Grade II Listed farmhouse is not degraded but will actually be enhanced and the general historic relationship restored as per photograph 8. In terms of the setting there will be an improvement. The buildings will clearly look like converted agricultural buildings that were once part of Low Farm, especially given the open plan nature of the front yard that is retained and the relatively light weight post and rail boundary fence against the vehicle driveway of Low Farm.

D. To demonstrate how the proposal has explored ways to maximise enhancement and minimise harm

The proposed elevations and site plans show the requirements of the Planning Brief have been met. The general outline, scale and mass of the conversions will be very much like the original range of agricultural buildings with the more modern sections removed.

Other options were explored though retention of the more modern elements, particularly the rendered brick section to the west of the terrace and potentially sub dividing the range of buildings into 4 units and not two. During the consultation for the Planning Brief and the pre-application discussions, feedback from the North York Moors National Park was taken onboard with only two units proposed for the conversions with open plan external areas having shared driveways/access's limiting impact on the drystone wall that runs parallel with the roadway.

The small range of pigsty's and store to the south, that are detached from the terrace/range of buildings, are to be retained and additional plans are being provided by BHD the designer in this respect. Again these are utilising the existing buildings with sympathetic restoration works.

E. To consider the public benefits of the scheme to justify any harm

High quality development proposed which enhances the appearance of Sneaton village. The site has long since detracted from the appearance of the settlement. The inclusion of the site within the Environmental Enhancement Policy now gives the opportunity for the necessary development to take place. This is in addition to providing additional dwellings to meet the aspirations of the village and the wider National Park communities. The provision of principle residence and local occupancy dwellings is inline with Policy CO8- Housing in smaller villages.

4.0 CONCLUSION

4.1 The Planning Brief acknowledges longstanding issues with the site that have meant development has not taken place and that these issues along with recent planning policies have prevented successful and acceptable proposals coming forward.

4.2 The residents of Sneaton as represented by Sneaton Parish Council members supported the inclusion as an Environmental Enhancement Site and were consulted in preparation of the Planning Brief. This was supported by the Parish Council.

4.3 This Heritage Impact Assessment clearly demonstrates that the proposals will have a positive impact on the village without any harm to the adjacent listed farm house. The historical configuration and setting of the site and buildings will be much easier to read after completion of the proposed development.

4.4 It is therefore considered that the proposed development scheme is in accordance with the requirements set by section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that states special regard should be given to the desirability of preserving the setting of listed buildings. The application satisfies NPPF policies alongside policy ENV11 of the North York Moors National Park Local Plan by conserving the character of the settlement.

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