
From: Neil Duffield

Sent: 08 June 2022 16:24

To: Hilary Saunders <h.saunders@northyorkmoors.org.uk>

Cc:

Subject: RE: NYM/2022/0249 Land Adj Low Farm Beacon Way Sneaton E11107-36 Client
08.06.22

Hi Hilary,

Apologies, this drawing was missing.

It shows the conversions. Changes to rooflights and the door link to the Annexe.

Kind regards

Neil

From: Neil Duffield

Sent: Wednesday, June 8, 2022 3:29 PM

To: 'Hilary Saunders' <h.saunders@northyorkmoors.org.uk>

Cc: 'louis@bell-snoxell.co.uk'

Subject: NYM/2022/0249 Land Adj Low Farm Beacon Way Sneaton E11107-36 Client 08.06.22

Hi Hilary,

Please see attached the drawings amended following your comments of the 13th May. These drawings are intended to provide information to address your points; 1, 3, 4, 5, 7, 8, 10 and 11.

Specific detail includes:-

Item 7. Plots 1 and 2; Front elevation extended forward to create single plane façade. We could put a canopy on? Front door sidelight removed. Fanlight added. Minor changes made to 1st Floor layout. They could benefit from some other internal changes but these can be carried out after the planning decision.

Items 3, 4 and 5, Site Plan; Oak trees to rear boundary, traditional 6 species hedging to rear, side and 3 Party wall lines. Solar panels (PV and thermal), car charging points. Surfacing change to large area in front of 5 and 6. In terms of energy efficiency it means we have Air Source heat pumps are shown to all properties and additional solar panels to all New builds.

Items 8 and 10, Conversions; Rooflights reduced to a minimum with as many as possible removed from the front elevation, 3 only remaining. These present a modest and non uniform appearance. An internal link to the Annexe has been shown, it is to be tied to Cottage 6.

Item 11, drawing -13b shows the floor plan of what will be a **garden Store**, linked to Cottage 6.

The above also show the suggestions made by the Parish council which mentioned, EV charging and solar panels on the rear (south) roof slope.

Kind regards

Neil



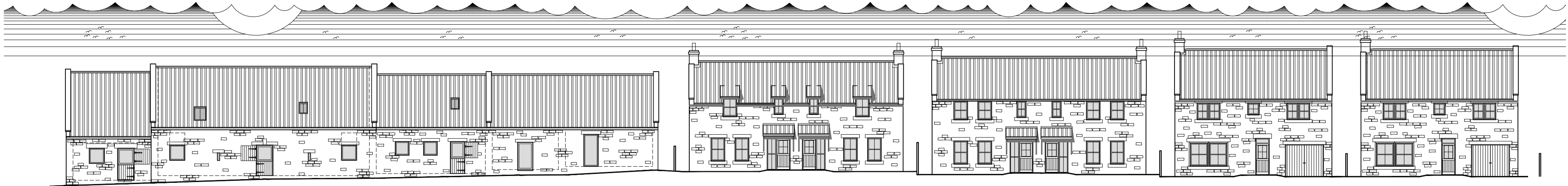
The information contained in this email is intended only for the person or entity to whom it is addressed and may contain confidential and/or privileged material. If you have received this email in error please note that any review, retransmission, copying, dissemination or other use of, or taking of any action in reliance upon its contents is prohibited. If you are not an intended recipient please delete the material from any computer that may have it and contact BHD Partnership IT Personnel on 01947 829317, thank you for your co-operation.

The contents of an attachment to this email may contain software viruses which could damage your computer system. We cannot accept liability for any damage which you sustain as a result of software

viruses, you should carry out your own virus checks before opening any attachment.

BHD Partnership, Airy Hill Manor, Whitby, North Yorkshire, YO21 1QB

Tel: 01947 604871 Fax: 01947 600010 www.bhdpartnership.com



Street Scene
Scale 1:200

Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
The contractor must verify all dimensions on site before commencing any work or shop drawings.
The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated.
Work within the construction (design and management) regulations 2015 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Partnership Ltd.

NYMNPA
08/06/2022

AMENDED



Form new openings for access. 4No. openings for 9 properties to ensure retention of the wall as a feature of the street scene.

Electric charging points

Make good existing stone wall.

Wall moved to new boundary.

Tarmac entrance with drain and tarmac parking with brick edging.

Rebuild walls

Farmyard style permeable surface, pea gravel.

Post and rail fence

Back as sheds, Make good and repair for use as garden store.

Retain Horse chesnut

Amended entrance to field access.
New wall to field access.
Existing wall extended.

Existing sign to be relocated.

Air source heat pump
Bin store

Bin store

12No solar panels to each dwelling

Air source heat pump
Bin store

Air source heat pump
Bin store

Bin store

Air source heat pump
Bin store

Bin store

Rationalise open drain and culverts

Field drains.

Potential Plot Subdivision

Four Oak trees and 6No. native species hedging.

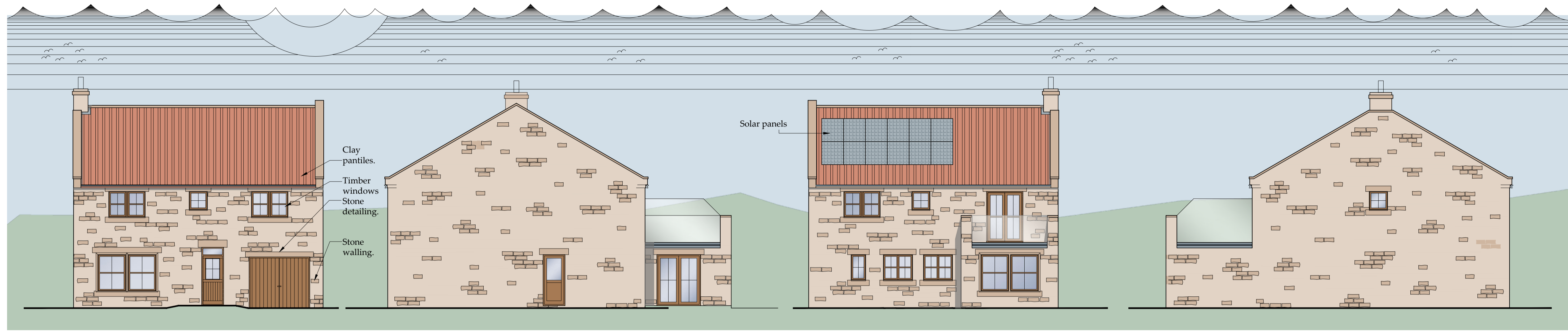
Block Plan
Scale 1:200

I	08/06/22	CE	Minor amends
H	07/06/22	CE	Site plan amended
G	21/02/22	CE	Site plan amended
F	17/12/21	CE	Street scene added
E	08/12/21	CE	Plots amended
D	01/10/21	CE	Plots amended
C	11/10/17	CE	Drives amended
B	23_06_17	nld	Plot 1 layout
A	15/06/17	CE	Issued for approval

bhd partnership
Architecture + Engineering
Airy Hill Manor, Waterstead Lane, Whitby, N. Yorks. YO21 1QB.
P: +441947 604871 F: +441947 600010
E: general@bhdpartnership.com

CLIENT:	Mr Stainthorpe
PROJECT:	Low Farm Sneaton
Drawing:	Scheme one Proposed Block Plan
DRAWING STATUS:	Preliminary
DRAWN:	C Eynon
CHECKED:	N I Duffield
SCALE @ SIZE:	1:200@ A1
DATE:	15/06/17
DRAWING No:	D11107-03
REV:	I

Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
 The contractor must verify all dimensions on site before commencing any work or shop drawings.
 The contractor must report any discrepancies taken in any way, the technician is to be informed before work is initiated.
 Work within the construction (design and management) regulations 2015 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Partnership Ltd.



Front Elevation
Scale 1:100

Side Elevation
Scale 1:100

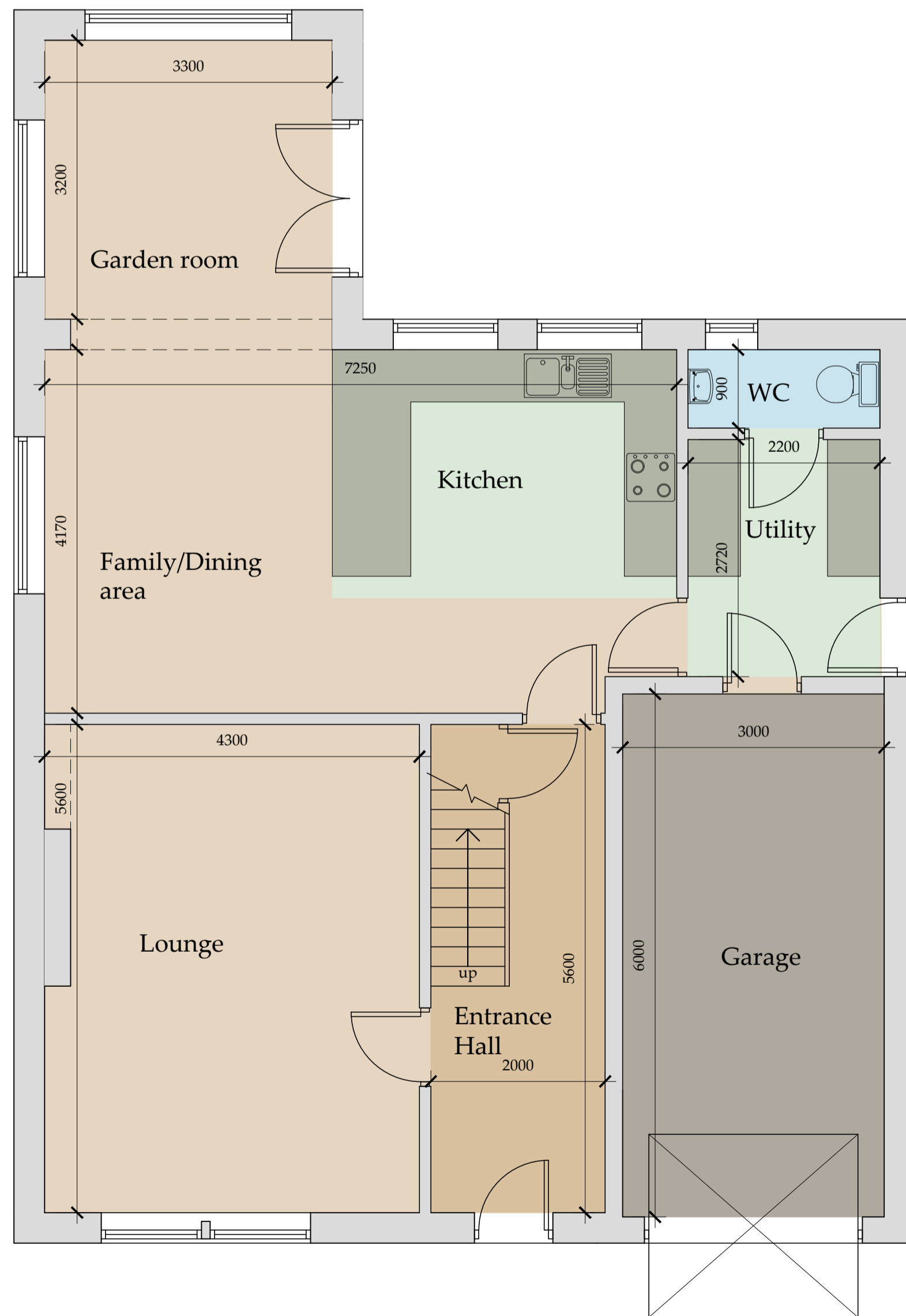
Rear Elevation
Scale 1:100

Side Elevation
Scale 1:100

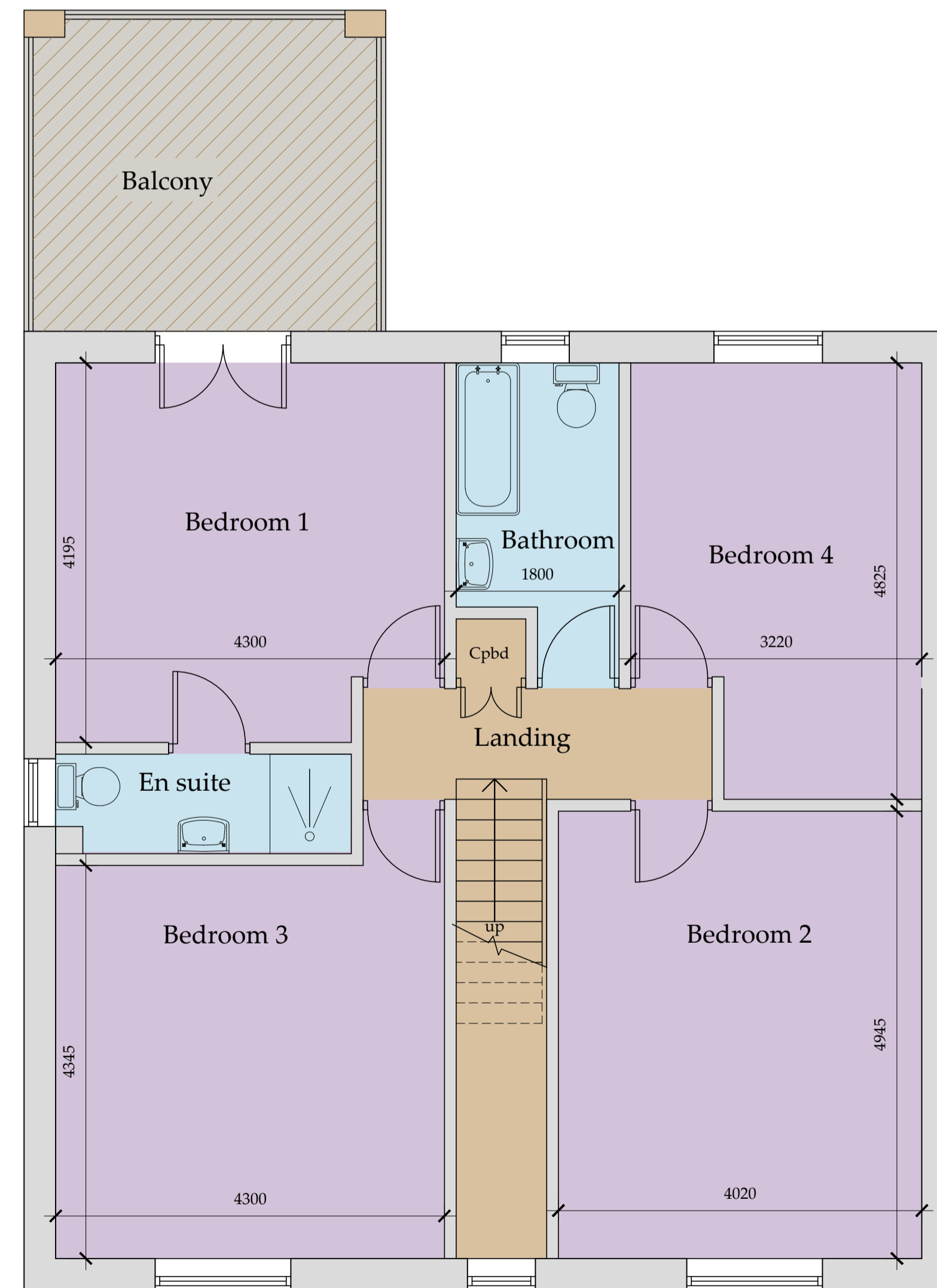
AMENDED

NYMNP

08/06/2022



Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50

F	08/06/22	CE	Solar panels added
E	07/06/22	CE	Amended to suit planning
D	08/03/22	CE	Lintels added
C	21/02/22	CE	Amended to suit client
B	03/12/21	CE	Amended to suit client
A	01/10/21	CE	Issued for approval

REV	DATE	BY	AMENDMENT
-----	------	----	-----------

bhd partnership
 Architecture + Engineering
 Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.
 P: +441947 604871 F: +441947 600010
 E: general@bhdpartnership.com

CLIENT: **Mr Stainthorpe**

PROJECT: **Low Farm Sneaton**

Drawing: **Plot 1 Proposed Floor Plan and Elevation**

DRAWING STATUS: **Preliminary**

DRAWN: **C Eynon** CHECKED: **N I Duffield**

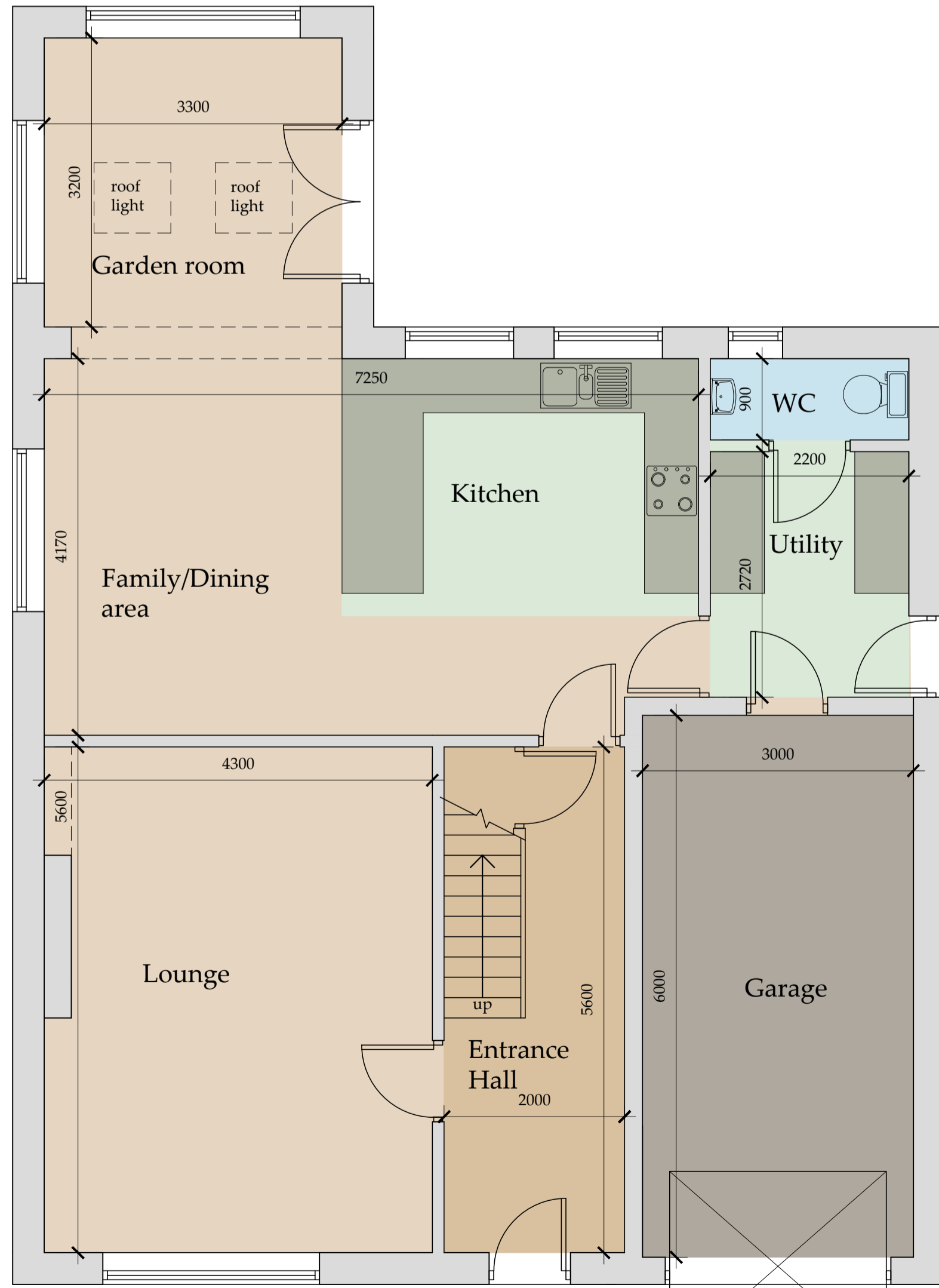
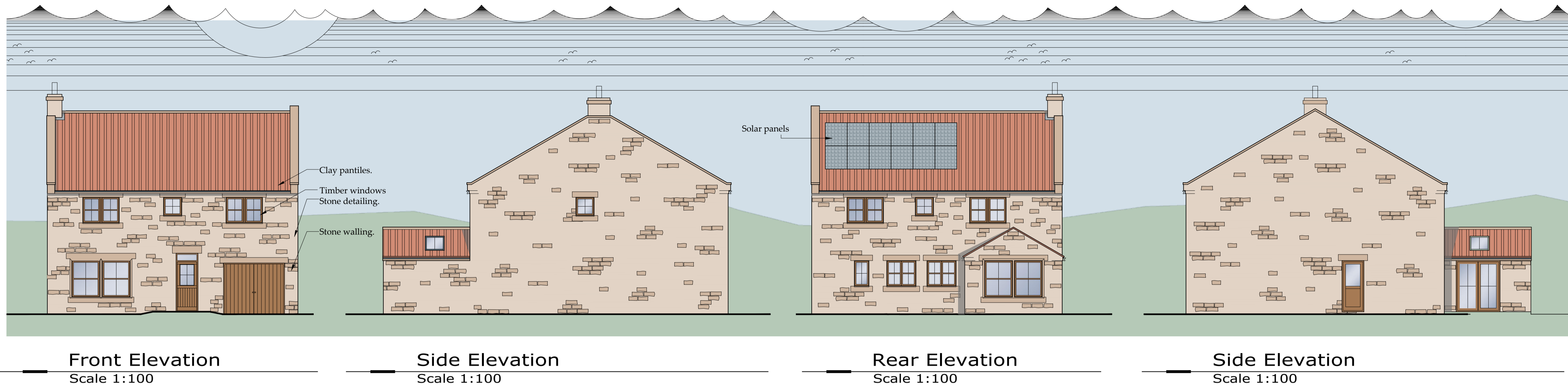
SCALE @ SIZE: **1:50 @ A1** DATE: **01/10/21**

DRAWING No: **D11107-05** REV: **F**

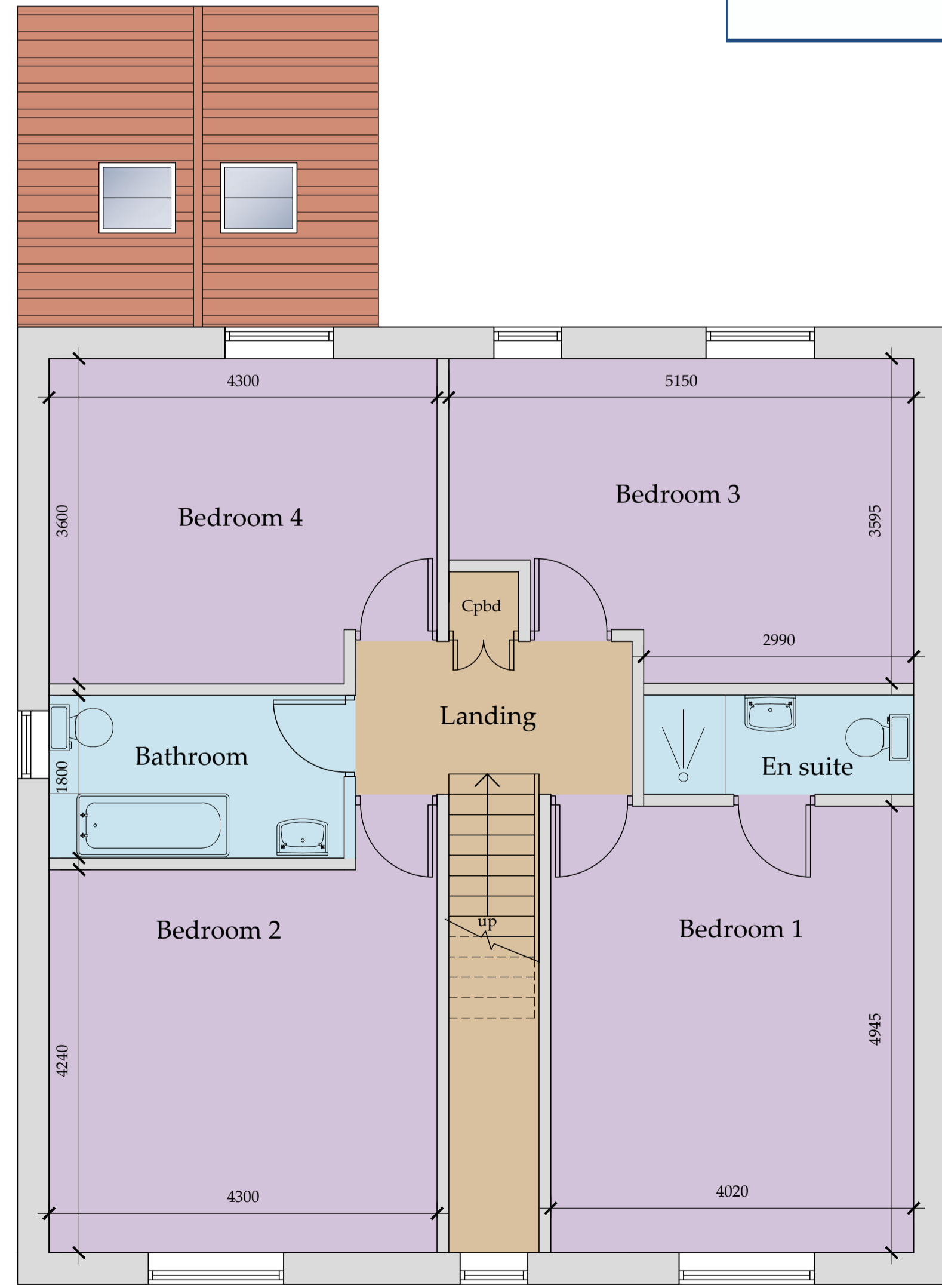
Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
 The contractor must verify all dimensions on site before commencing any work or shop drawings.
 The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated.
 Work within the construction (design and management) regulations 2015 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Partnership Ltd.

AMENDED

NYMNP
 08/06/2022



Ground Floor Plan
 Scale 1:50



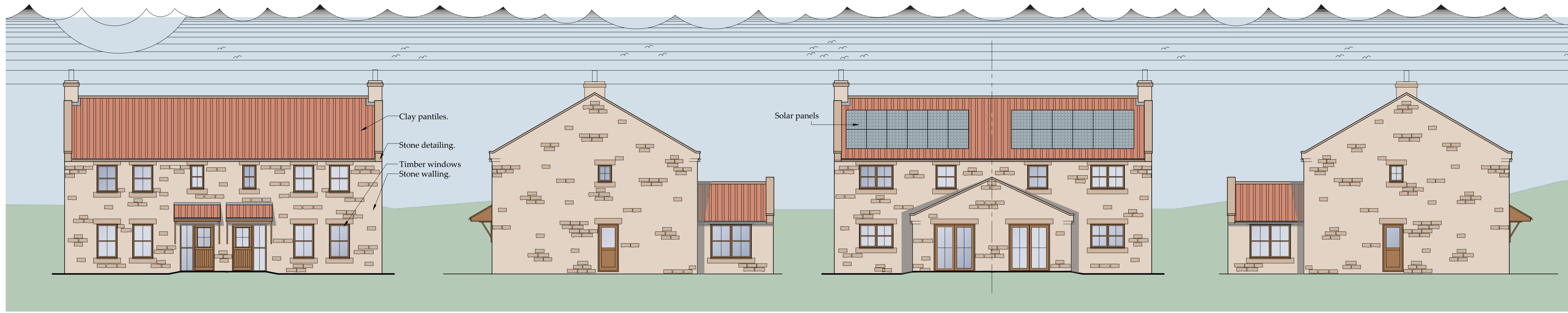
First Floor Plan
 Scale 1:50

REV	DATE	BY	AMENDMENT
E	08/06/22	CE	Solar panels added
D	07/06/22	CE	Amended to suit planning
C	08/03/22	CE	Lintels added
B	21/02/22	CE	Amended to suit client
A	01/12/21	CE	Issued for approval

bhd partnership
 Architecture + Engineering
 Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.
 P: +441947 604871 F: +441947 600010
 E: general@bhdpartnership.com

CLIENT:	Mr Stainthorpe
PROJECT:	Low Farm Sneaton
Drawing:	Plot 2 Proposed Floor Plan and Elevation
DRAWING STATUS:	Preliminary
DRAWN:	C Eynon
CHECKED:	N I Duffield
SCALE @ SIZE:	1:50 @ A1
DATE:	01/10/21
DRAWING No:	D11107-06
REV:	E

Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
 The contractor must verify all dimensions on site before commencing any work or shop drawings.
 The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated.
 Work within the construction (design and management) regulations 2015 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Partnership Ltd.

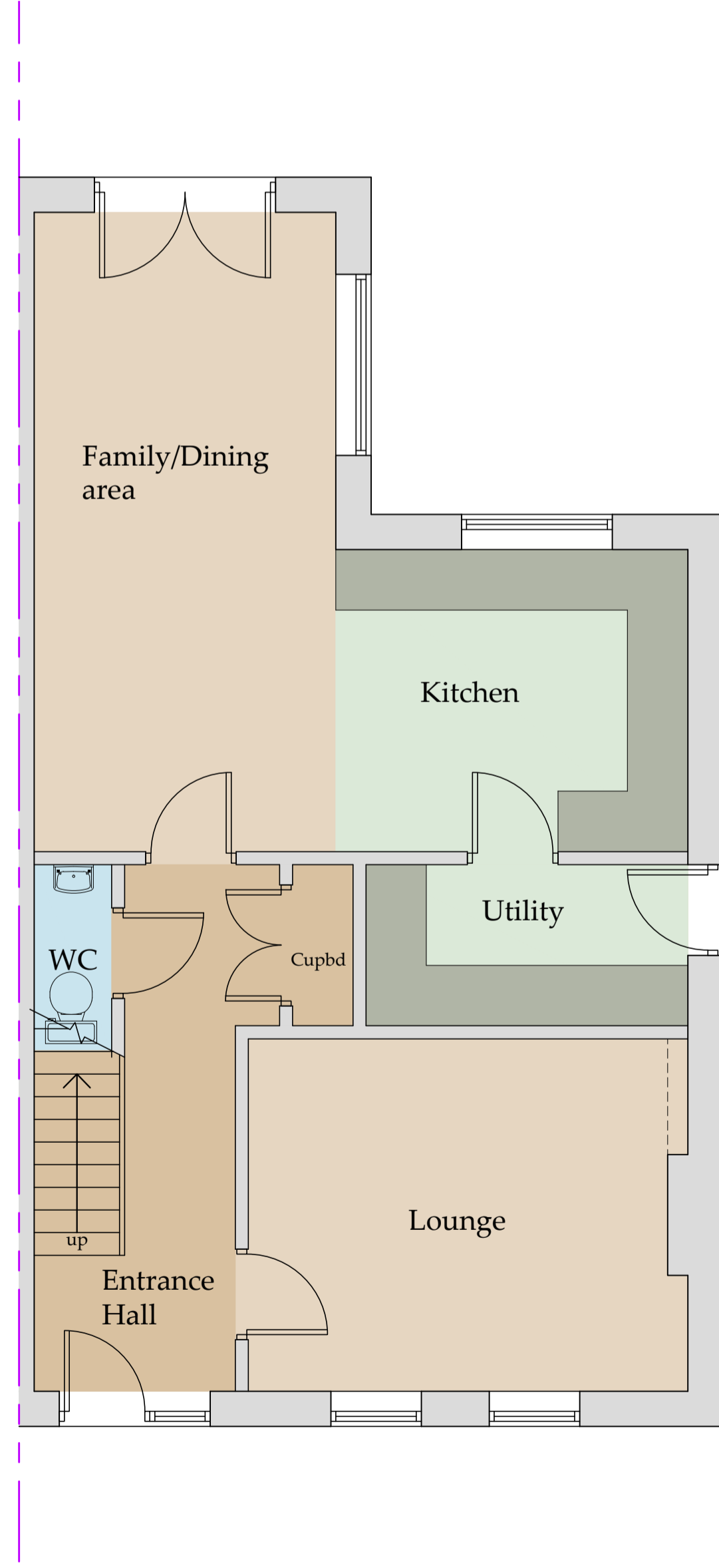


Front Elevation
Scale 1:100

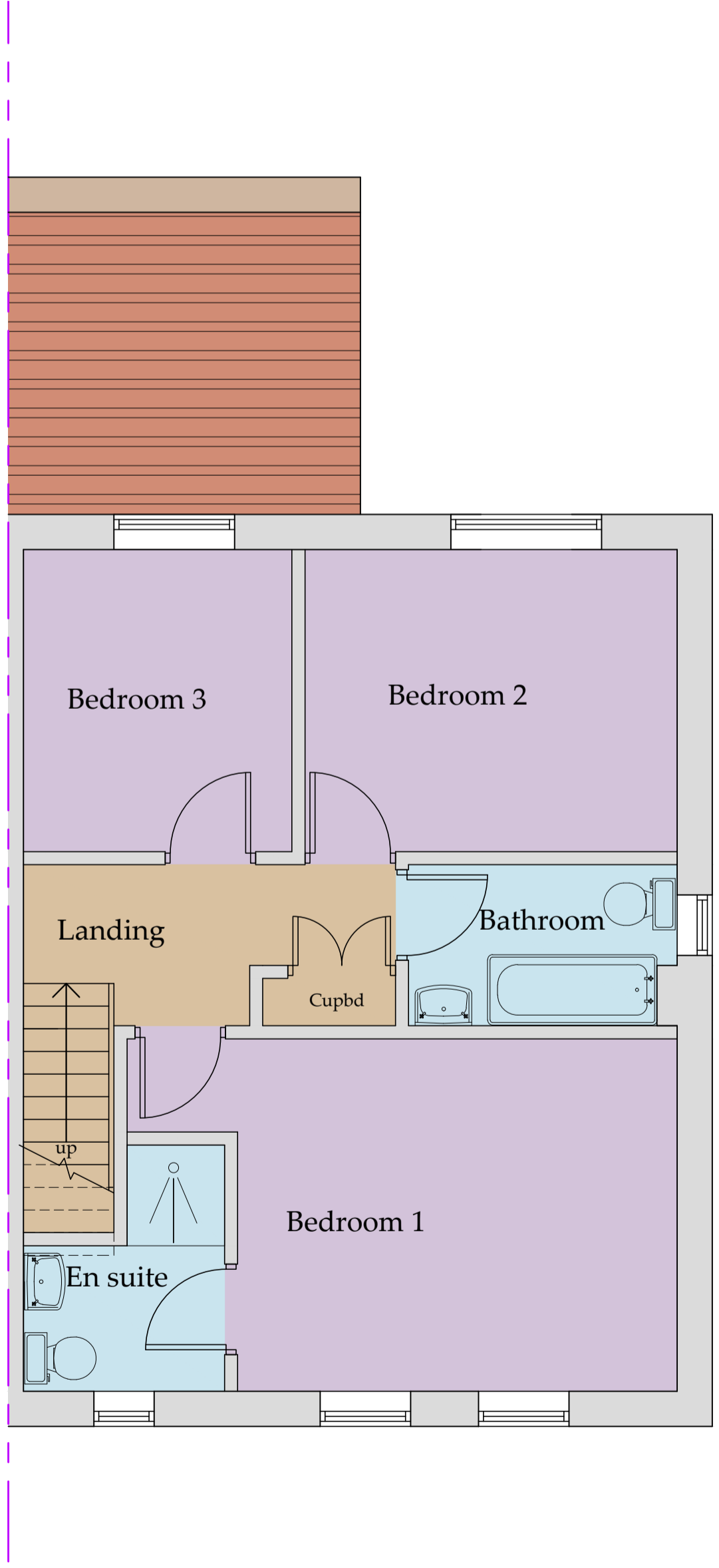
Side Elevation
Scale 1:100

Rear Elevation
Scale 1:100

Side Elevation
Scale 1:100



Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50

AMENDED

NYMNP
08/06/2022

REV	DATE	BY	AMENDMENT
D	08/06/22	CE	Solar panels added
C	08/03/22	CE	Lintels added
B	21/02/22	CE	Elevations added
A	16/12/21	CE	Issued for approval

bhd
partnership
Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
Whitby, N. Yorks. YO21 1QB.
P: +441947 604871 F: +441947 600010
E: general@bhdpartnership.com

CLIENT: Mr Stainthorpe

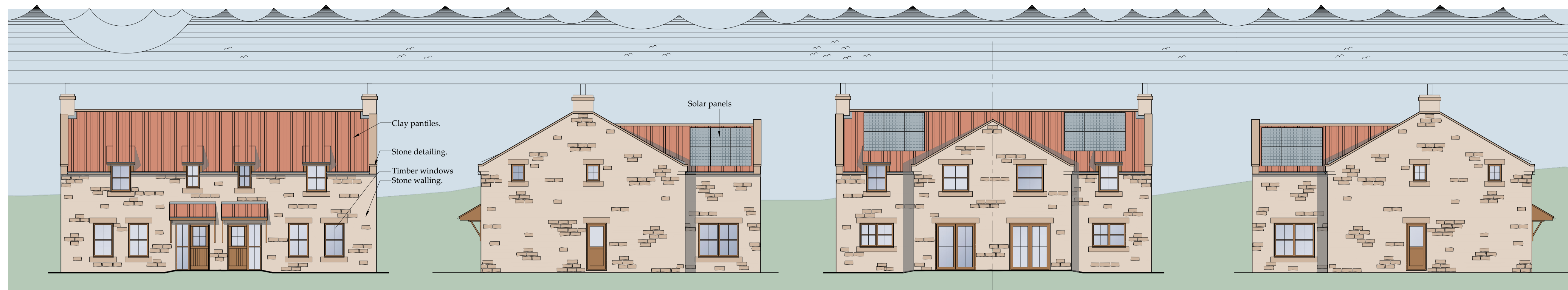
PROJECT: Low Farm Sneaton

Drawing: Plot 3a/b Proposed Floor Plan and Elevation

DRAWING STATUS: Preliminary

DRAWN: C Eynon	CHECKED: N I Duffield
SCALE @ SIZE: 1:50 @ A1	DATE: 16/12/21
DRAWING No: D11107-07	REV: D

Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
 The contractor must verify all dimensions on site before commencing any work or shop drawings.
 The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated.
 Work within the construction (design and management) regulations 2015 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Partnership Ltd.

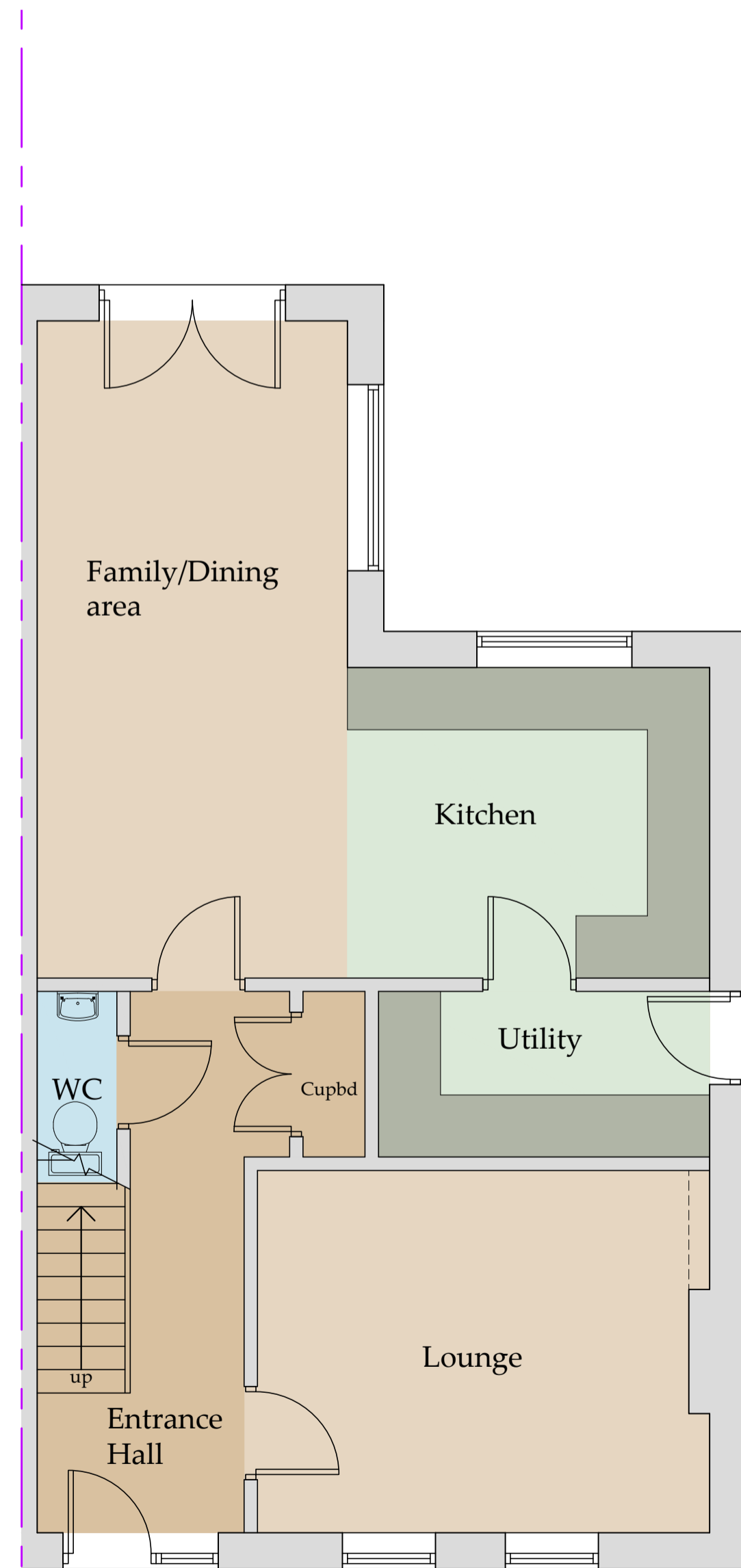


Front Elevation
Scale 1:100

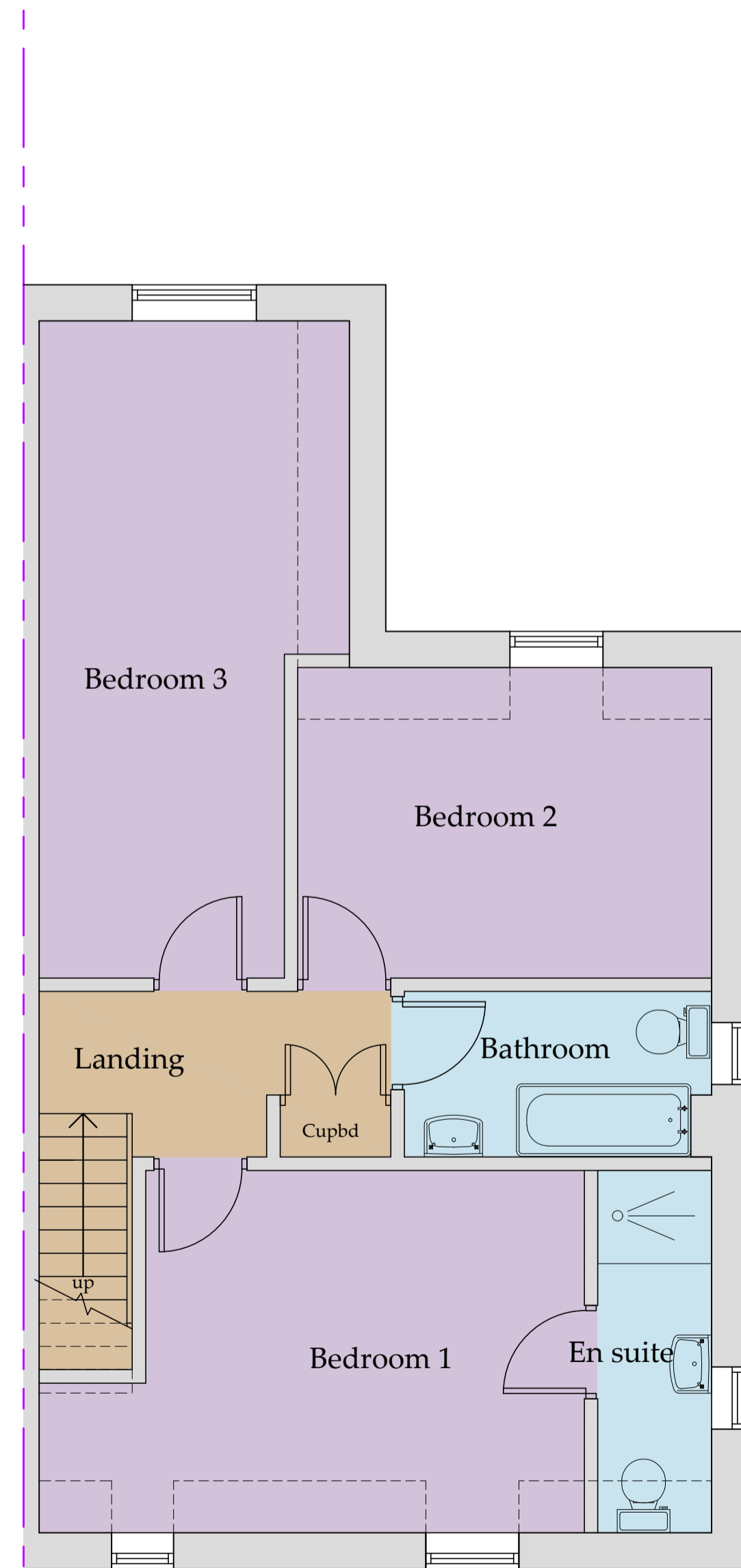
Side Elevation
Scale 1:100

Rear Elevation
Scale 1:100

Side Elevation
Scale 1:100



Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50

NYMNPA
08/06/2022

AMENDED

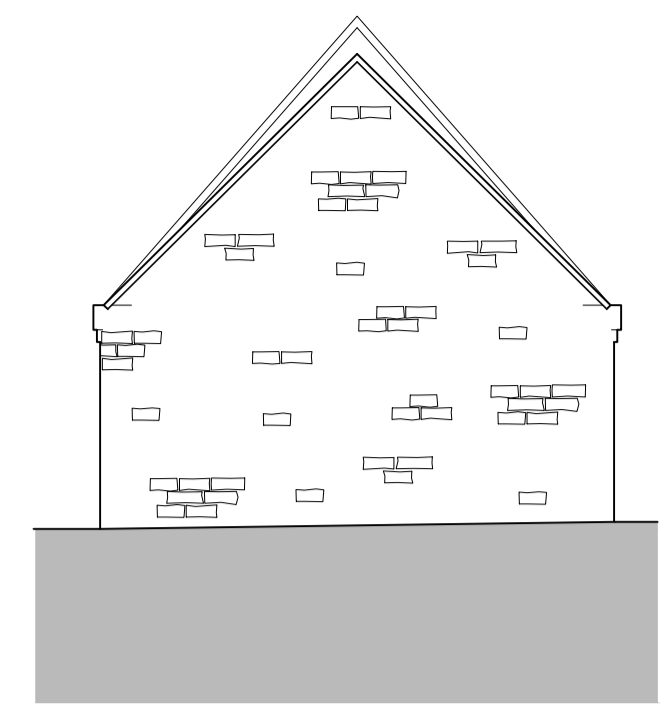
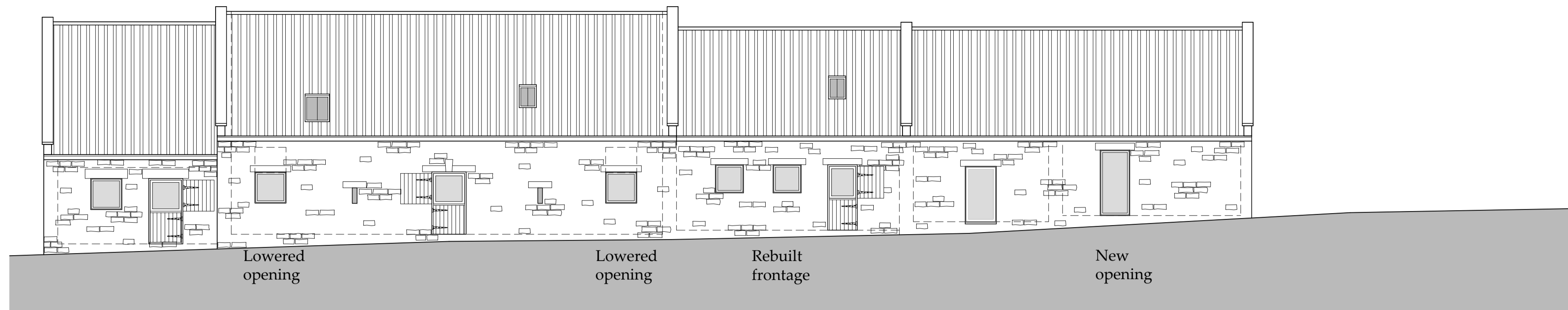
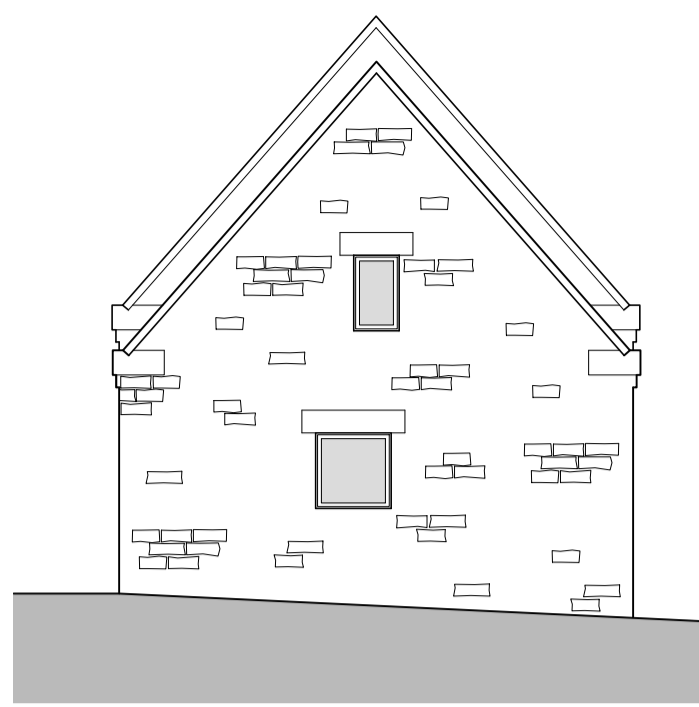
REV	DATE	BY	AMENDMENT
C	08/06/22	CE	Solar panels added
B	21/02/22	CE	Elevations added
A	16/12/21	CE	Issued for approval

bhd
partnership
Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
Whitby, N. Yorks. YO21 1QB.
P: +441947 604871 F: +441947 600010
E: general@bhdpartnership.com

CLIENT:	Mr Stainthorpe
PROJECT:	Low Farm Sneaton
Drawing:	Plot 4a/b Proposed Floor Plan and Elevation
DRAWING STATUS:	Preliminary
DRAWN:	C Eynon
CHECKED:	N I Duffield
SCALE @ SIZE:	1:50 @ A1
DATE:	16/12/21
DRAWING No:	D11107-08
REV:	C

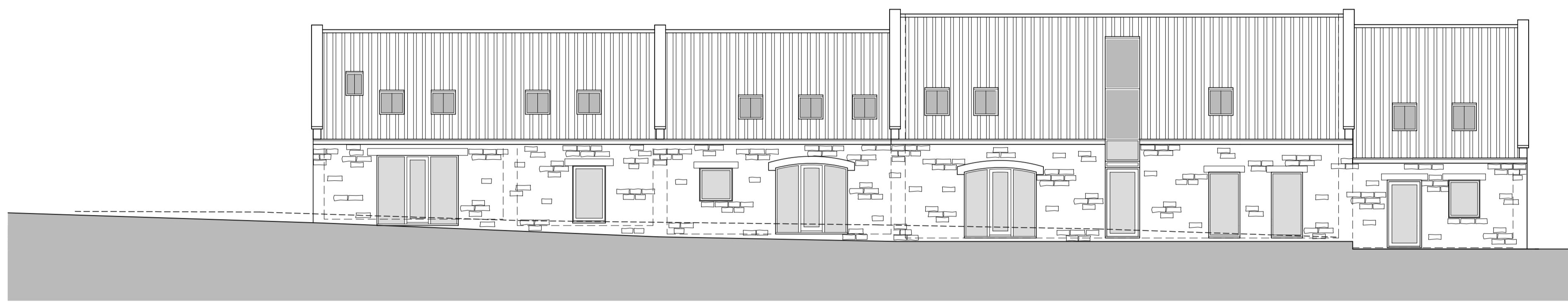
Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
 The contractor must verify all dimensions on site before commencing any work or shop drawings.
 The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated.
 Work within the construction (design and management) regulations 2015 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Partnership Ltd.



side SE

Annexe Cottage 6 Cottage 5
front elevation (north east)
 Scale 1:100

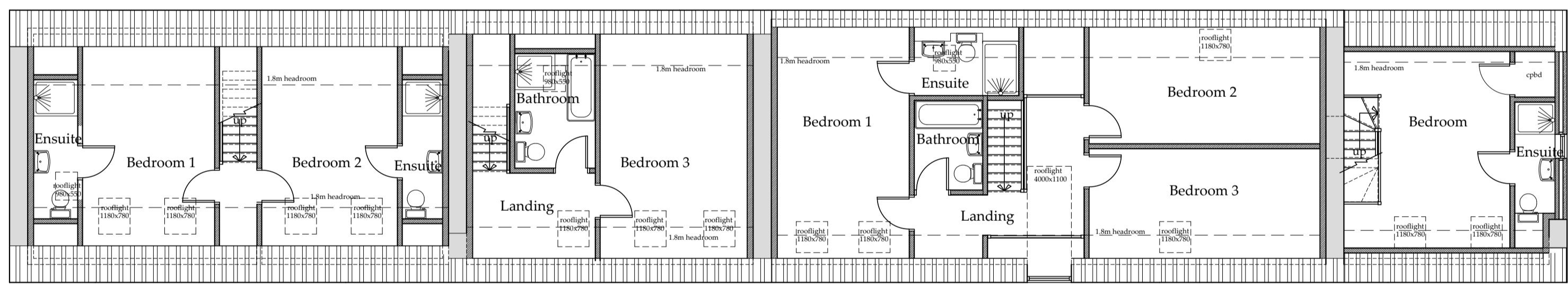
side NW



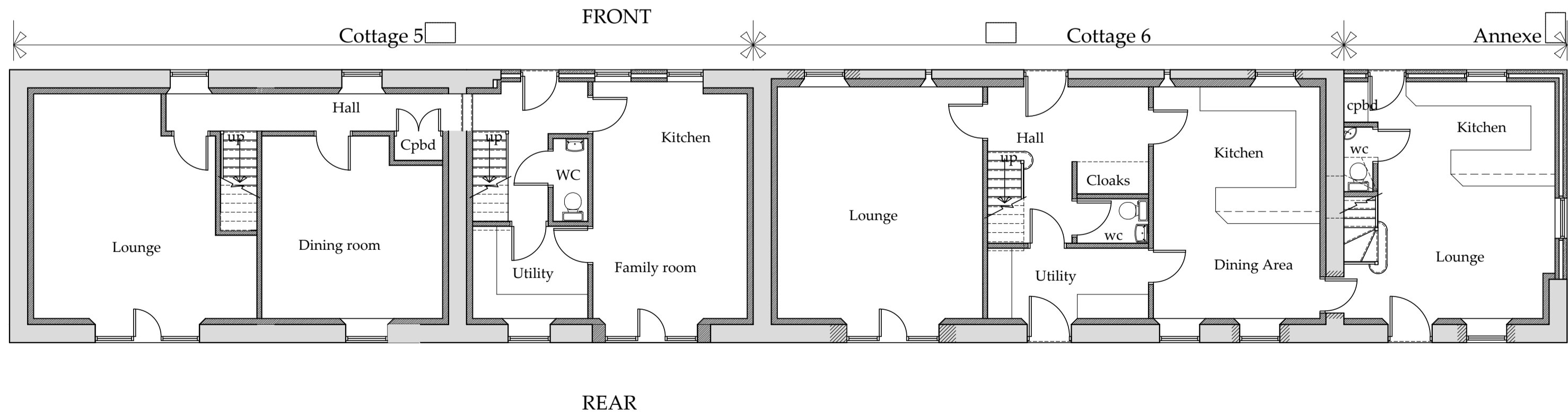
AMENDED

NYMNP
 08/06/2022

rear elevation (south west)
 Scale 1:100



first floor plans
 Scale 1:100



ground floor plans
 Scale 1:100

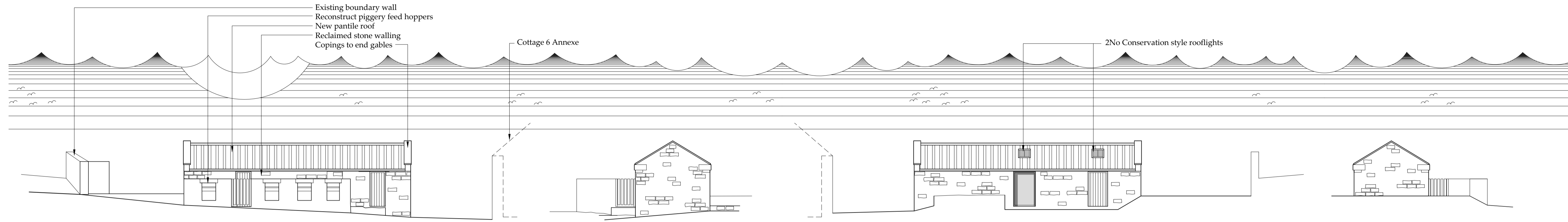
REV	DATE	BY	AMENDMENT
E	07/06/22	CE	Amended to suit planning
D	11/04/22	CE	Elevations added
C	17/12/21	CE	Redesigned dwellings
B	11/10/17	CE	Amended to suit client
A	11/09/17	CE	Issued for approval

bhd partnership
 Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.
 P: +441947 604871 F: +441947 600010
 E: general@bhdpartnership.com

CLIENT:	Mr Stainthorpe
PROJECT:	Low Farm Sneaton
Drawing:	Proposed Plans and Elevations
DRAWING STATUS:	Preliminary
DRAWN:	C Eynon
CHECKED:	
SCALE @ SIZE:	1:100@ A1
DATE:	11/09/17
DRAWING No:	D11107-11
REV:	E

Do not scale from this drawing, only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated. Work within the construction (design and management) regulations 2015 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Partnership Ltd.

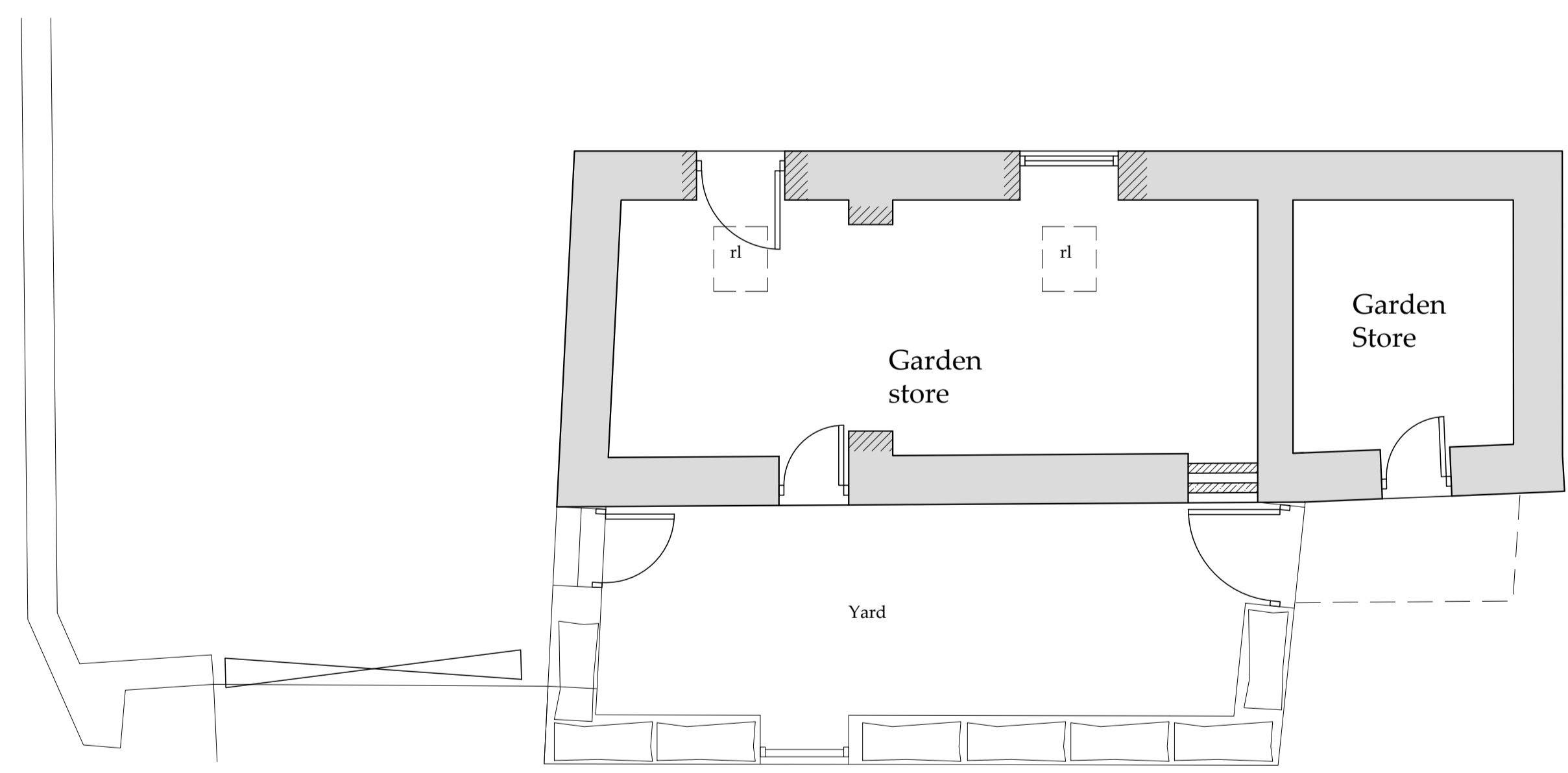


e l e v a t i o n s - e a s t
Scale 1:100

n o r t h

w e s t

s o u t h



p l a n s
Scale 1:50

NYMNPA
08/06/2022

AMENDED

proposed

REV	DATE	BY	AMENDMENT
B	08/06/22	CE	Minor amends
A	05/04/22	CE	Issued for approval

bhd
partnership
Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
Whitby, N. Yorks. YO21 1QB.
P: +441947 604871 F: +441947 600010
E: general@bhdpartnership.com

CLIENT:	Mr Stainthorpe
PROJECT:	Low Farm Sneaton
DRAWING:	Proposed Outbuildings Store/Studio Plans and Elevations
DRAWING STATUS:	Preliminary
DRAWN:	C Eynon
CHECKED:	N I Duffield
SCALE @ SIZE:	1:100&1:50@ A1
DATE:	05/04/22
DRAWING No:	D11107-13
REV:	B

From: Neil Duffield

Sent: 08 June 2022 15:52

To: Hilary Saunders <h.saunders@northyorkmoors.org.uk>

Cc

Subject: RE: NYM/2022/0249 Land Adj Low Farm Beacon Way Sneaton E11107-36 Client
08.06.22

Hi Hilary,

Our clients have also added some further detail.

Louis attached his previous Planning brief Response which outlines planning considerations relating to the project and below is a list of items specific to your items:-

Item 1- As previous email.

Item 2- As previous email and to clarify that for the Barn conversions Principle Residency is to be considered as opposed to Local Occupancy or open market.

Item 3- MAB Ecology have been approached and instructed to review this element with the site plans amended to include substantially more elements of native species hedges, native trees, alongside reinstatement of large sections of drystone walling. The metric calculations requested under the Natural England Guidelines will be formulated however this will take some time and it

is requested this is an element that is conditioned. This request is based on the improvements already made to the proposals that we anticipate will achieve the 10% net gain in biodiversity needed.

Item 4- The open plan nature of the design to the front of the barn conversions has been clarified over the past few years during negotiations with Mr Hill when responding to the draft planning brief and pre-application feedback. Attached herewith is the response from Bell Snoxell Building Consultants Limited in response to the original planning brief that highlights these discussions in more depth. It was accepted that domestic paraphernalia should not be allowed in this area hence the simple layout formulated by the designers in terms of the shared car parking area and permeable graded surfaces with traditional boundary treatments. This has always been an open yard area and the desire in the design was not to make it look like a domestic garden. Under item 7.2 of the Planning Brief Response it was highlighted that parking to the rear was not feasible and the North York Moors National Park highlighted they want the front areas to remain as open as possible without domestic paraphernalia. This again has driven the design as currently proposed.

Parking to the rear is not accepted as this would substantially hinder the south facing proposed residential garden areas and lead to similar, if not more elements of hardstanding on the site. It is the gardens to the rear that really enhance the desirability of the individual plots/conversions which will result in the enhancement the North York Moors National Park seek to achieve. It is noted that in other villages where there are shared carparking elements at the end of terraces/developments, such as in Egton, that this has led to a considerable amount of on street parking which absolutely needs to be avoided in this instance. Also in the Planning Brief response the North York Moors National Park considered that the driveways to the east and west were within the site however these were specifically excluded from the site allocation plans submitted at the start of the process. The track to the west needs to be modified and retained for agricultural use for Monks Farm with the track to the east belonging to Low Farm.

Item 5- As previous email

Item 6- The point raised in respect of phasing has been discussed in much more depth since receiving your response dated the 13th May 2022. This includes discussions with the family members who own the site, the potential selling agents and the family's legal adviser/solicitor. In addition, I have appraised the factors involved in phasing the development as an RICS Registered Valuer and Surveyor having reviewed many plots and conversions in the National Park over the last 15 years.

Again, in the attached Planning Brief Response formulated by myself under paragraph 5.5 a counter response was made. The fundamental counter argument against the implementation of a phasing agreement/plan was that any phasing of the site would hinder delivery of the desired overall enhancement of the full site. Preventing commencement of certain new build sections until the barn conversions are complete would delay full site completion, potentially by years. The additional following points were noted:-

- The west section of the site is in equal need of enhancement as the traditional building conversion section.
- Feedback from the selling agents was positive for the conversions, especially given the potential principle residency occupation proposed and that overall design parameters are well advanced with a potential planning approval. The conversions in many ways are more desirable than the plots but with the best will in the world conversions can take a number of years to complete especially when they are of this scale. Halting other elements of development would slow down overall progress for the delivery of the enhancement.
- A phasing agreement goes against the family owners wishes as they would like the site to present individual opportunities to locals as opposed to corporate/larger developers. As you are already aware the two detached plots have been designed with two of the family members wanting to undertake these elements as self-build projects.
- As a result of the planning brief response, paragraph 5.5 was modified to clarify the self build opportunity.

We would be grateful if you could review these aspects in further depth and help formulate a potential solution/way forward. A few points that have been discussed/considered are as follows-

- When the planning permission is issued can the conditions be separated for the individual elements to avoid any issues in the future when sections are owned by different people/parties?
- If forming a phasing agreement is an absolute necessity it is preferred that the detached plots would be first allowed and 1 pair of the semi-detached houses. Commencement of the second pair of semi-detached houses could rely on the barn conversions reaching a point classified as a substantial start or similar approved, not full completion.

Your feedback in this respect would be much appreciated.

Item 7- As previous email .The projecting porch and garages to the detached units have been removed as requested, see drawings.

Item 8- As previous email, also The proposed design in respect of the barn conversions has been amended considerably in this respect. There has been a significant reduction in the number of roof lights proposed to the front elevation which has made a significant impact to the overall aesthetic. Although this is not a full removal, where roof lights have been retained, they are essential for the function and uses internally to make the conversions feasible with adequate light levels and appropriate means of escape.

Item 9- MAB Ecology have been approached in this respect to review the feedback given by the North York Moors National Park. MAB Ecology will be commissioned as required to satisfy the requirements in this respect. This again may take some time and it is requested that this be conditioned if possible.

Item 10- The part of the conversion referred to as an annex to cottage 6 is to have an internal link door. Plans amended to show this. This will be completely tied to unit 6 and it is not proposed in any way that this be sold separately. Full acceptance of a condition to reflect.

Item 11- The existing studio/store to the rear of unit 6 is simply to be utilised as a garden store and the labelling on the proposed plans has been changed to reflect this.

Other- The Parish Council queried whether EV Charging points in addition to the air source heat pumps could be considered plus solar PV etc. The proposed plans have been reviewed to include features of this type.

I hope these details are of assistance.

Kind regards
Neil

Low Farm, Sneaton

Planning Brief - RESPONSE



1. Introduction

1.1 Low Farm, Sneaton has been selected as part of the new Local Plan as an 'Environmental Enhancement Site' under Policy ENV15. There have been long standing issues on the site which has meant that development has not taken place. These issues, along with recent planning policies have prevented successful and acceptable proposals coming forward and the site has, over the course of 30 to 40 years, become increasingly unsightly. This has resulted in the vernacular stone farm buildings on the site which are significantly important to the character of the village becoming derelict. This taken together with the untidy nature of the adjoining land, which also forms part of the whole site, is having a significant adverse impact on the appearance of the village.

1.2 As part of the preparation of this Planning Brief, officers have met with representatives from Sneaton Parish Council and their desire is to see housing on the site in order to support the local facilities and services in the village.

2. Purpose of the Brief

2.1 Low Farm has been recognised as having redevelopment potential in order to achieve an environmental enhancement to the immediate area and streetscene. This Planning Brief has been prepared to assist and shape the redevelopment process as part of Policy ENV15 of the draft Local Plan and aims to;

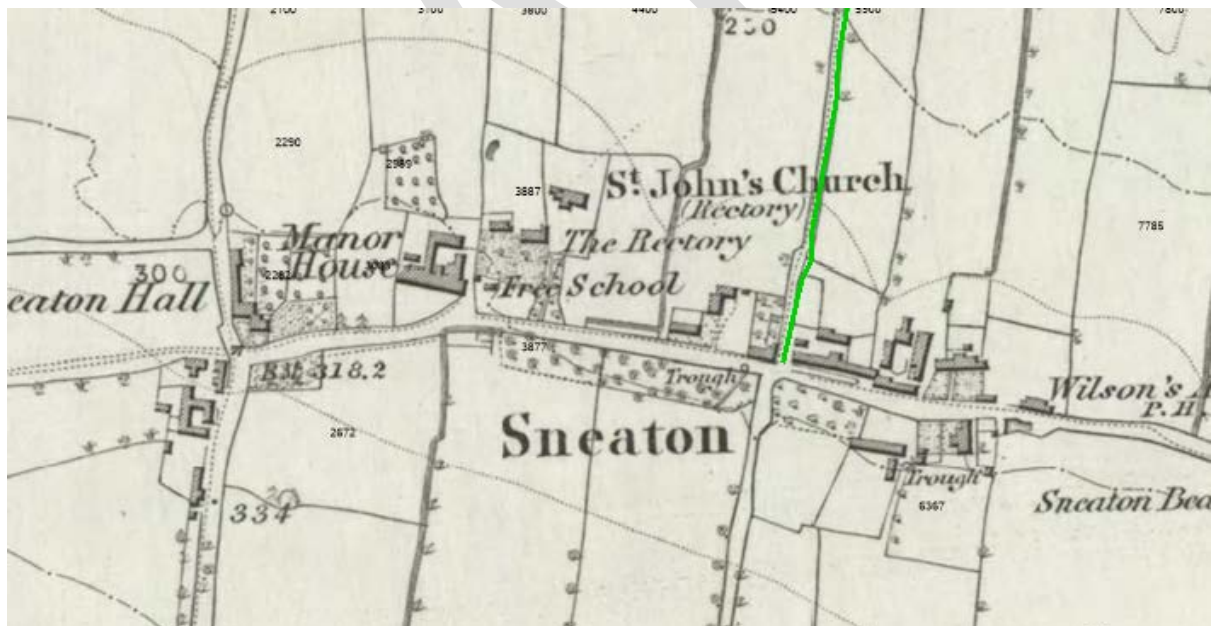
- Improve the visual amenity of the village,
- Ensure the reuse and conversion of former traditional agricultural buildings,

- 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. Location and Description

3.1 The village of Sneaton is located approximately 2 miles south of Whitby. Low Farm is located on the south side of the main street towards the centre of the village. The Anglo American Woodsmith mine development at Dove's Nest is located approximately 1 ½ miles to the south of the village.

3.2 The historic core of the village is predominantly of linear development, often set-back from the highway with small garden areas to the front. There has been some back land development (mainly to the north side of the village) as well as some modern in-fill. What remains clear however are the several historic farmsteads (Low Farm being one of them) which would have formed the core of the village (see map below) and the site at Low Farm is important in illustrating this history and evolution of the village.



Historic Map showing the village (OS 6 Inch to the Mile) dated mid-19th Century.

3.3 The site has been used in the past for agriculture, storage for a local scaffolding business and general agricultural purposes (**Also parking for the farm house and for farm workers**). The former farm buildings are now derelict and not in use as the roofs are no longer in place. The remainder of the site is used for wood storage and other storage agricultural uses and is generally untidy with no economic uses taking place. Outline planning permission for residential development and the demolition of farm buildings was granted in 1987. A further outline application for the residential

development of the site was refused consent in 1992 and a subsequent appeal was dismissed.

- 3.4** The site measures 0.47 hectares in total and has a frontage of approximately 90 metres. The village of Sneaton has a simple linear form with dwellings on either side of the main street. There is no particular cohesion to the character of the village as there is a range of house styles and sizes. The site forms a large open site in the centre of the village and this is enhanced by the position of the buildings which are elevated from the main village road. On the front boundary of the site there is a dry stone wall set back from a wide grassed highway verge. The barns are located to the eastern half of the site, one barn is one and half storeys the other is single storey with a modern addition to its western gable. The eastern half of the site is undeveloped with a container sited in a prominent position and a small range of corrugated tin sheeting buildings. The site is steeply sloping **(don't agree. Not steep. 4.5 to 5m drop front to rear over 46-50m: 1 in 10 or 6 degrees)** and the barns have been located on an elevated platform approximately 16 metres from the front boundary wall leaving a large open space to the front of the building line which is open and gently sloping upwards away from the road.
- 3.5** There is an existing vehicle access to the east of the farm buildings which serves the adjacent Low Farmhouse and a farm/field access to the western boundary of the site.**(outside of the submitted site area, now the main section of the drive belongs to others and was sold with the farm house)** Low Farm to the immediate east is a Grade II Listed 2 storey stone and pantile former farm house. To the west is Stainton House, a modern large stone and pantile dwelling. On the boundary between Stainton House and the development site is a TPO (Horse Chestnut). **(TPO outside of the defined site shown in the submissions. An area of land to the west from the highway to the field behind Stainton House was left to the owner of Monks Farm and specifically excluded from the site submission. The area of land left is essential to Monks Farm for access to the fields to the south and a wider area off the road to enable large vehicles to turn and access the farm yard opposite)**
- 3.6** The listed status of the barns is not disputed following their de listing and there is now evidence that there was no functional link between the adjacent Low Farmhouse when it was listed in 1988, meaning that the barns are not considered to be curtilage listed. Despite this, they are considered to contribute to the setting of Low Farmhouse and the wider character of the village and therefore because of this are still considered to form important buildings worthy of sympathetic repair and conversion. Any application for planning permission will be advertised as affecting the setting of a Listed Building.
- 3.7** It is however important, as non-designated heritage assets, that any development on the site preserves the architectural and historical legibility and significance of buildings by respecting the status of the Listed farmhouse in relation to its (former) historic farmstead. Conversions, new buildings, access arrangements and treatment of the landscape should be carefully considered to maintain a subservient relationship to the farmhouse.

4. Local Plan Policies

4.1 Sneaton is defined as a 'Smaller Village' in the new Local Plan where normal planning policy would permit the conversion of the existing traditional farm buildings for local needs housing and permit the construction of local needs dwellings where the site is located in the main built area of the village and where it comprises a 'suitable small site' (Policy CO8 - Housing in Smaller Villages). The conversion of the buildings to create local needs housing would comply with the Local Plan policy, subject to suitable design and other detailed criteria. The redevelopment of the remainder of the site would be unlikely to meet the requirements of a 'small suitable site', capable of accommodating no more than two local needs dwellings as it is too large, and would accommodate more than two dwellings with an internal floor area of no more than 93 square metres. It is the currently dilapidated state of the existing farm buildings coupled together with the local connection restriction and the size of the adjoining remaining undeveloped site which has hindered development of this site, and this would not change under the emerging Local Plan policies.

4.2 In order to try and address the development issues of this site, the draft Local Plan contains the following policy;

Policy ENV15 - Environmental Enhancement Sites

In order to deliver significant environmental enhancement, proposals for the re-development of the following sites will only be permitted in accordance with a planning brief agreed by the Authority:

1. Former wood yard at Clack Lane, Osmotherley;
2. Land at Low Farm, Sneaton.

Local Plan sites longstanding issues preventing development in the past and that the Planning Brief will be prepared between the landowner and the Authority, hence this feedback to try and maximise development potential.

5. Potential Uses and Tenure

5.1 Having regard to the location of the site in Sneaton, which is defined as a Smaller Village in the Settlement Hierarchy, and bearing in mind the environmental enhancement opportunity that is offered by the conversion of the derelict barns it is envisaged that the site could be developed for a sensitively designed scheme of principal residence housing and local needs housing in accordance with section 7 below.

5.2 In terms of the conversion element, it is envisaged that the character of the barns and their setting will be best achieved by their conversion to 1 or 2 principal residence dwellings as this will have least pressure on what fabric remains. This will allow the design principles as set out in section 7 to be adhered to and minimise the need for additional openings and vehicular accesses/parking which would harm the character and setting of the buildings. **Vehicle access point needed as the drive to Low Farm was not in the submitted site area and is not owned by others.**

5.3 With regards to the remainder of the plot, it is envisaged that this part of the scheme should be design-led, creating a layout and form which is appropriate for the context which in turn should inform and guide the number of achievable new units. Further guidance on this is set out in section 7. It is however envisaged that the occupancy on the new build units should be limited to local needs dwellings (the new local connection criteria is set out in Policy CO13) to enable the new housing to meet local need and demand.

5.4 In the event of it being demonstrated that the development of the dwellings would incur viability issues, consideration will be open to discussion on numbers and also imposing a less restrictive 'principal residence' occupancy for this new build element, see accompanying text to Strategic Policy 'M' Housing.

5.5 A S106 agreement will be required to ensure that the barn conversions are completed prior to the building of the new dwellings in order to ensure that this part of the development is achieved to ensure the environmental enhancement of the whole site.

Disagree with this requirement. The family who own the site are not going to develop it as a whole or in two phases. The intention is to get planning items to a stage where parts can be sold off. A 106 would hinder the site significantly, slowing down the progress made. Why are the derelict buildings more of a priority than the west section that is just as much or more in need of enhancement? In the background the site owners have had the site appraised by local agents Richardson and Smith as well as Bell Snoxell Building Consultants. Feedback is positive for the Conversions especially given the principle residency occupation set out and that the design parameters are fairly well advanced. Selling these conversion opportunities should not present a problem. Clients of mine who purchase such conversions are nearly always keen to push ahead and get them complete as swiftly as possible.

The family owners would like to see the site present individual opportunities to locals as opposed to big/corporate developers. Some of the family members also want self build plots (potentially 2) to the west of the site as shown in the outline proposals. This accords with policy and presents a rare opportunity for self build housing. Even with a fair wind behind the conversions, with planning, tendering, buildings works etc, this could be a year or two. This delay then adversely impacts the sites. The property market is currently very strong with demand outstripping supply which really helps the viability of the proposals. Who knows if the market in a few years will be like this. Such uncertainty impacts viability and value.

6. Retention of Buildings

6.1 The site contains a number of ranges of historic agricultural buildings/barns/pig sties which are considered to be of historic and architectural significance, along with an attractive dry stone wall on the site frontage. These buildings and structures should be sympathetically restored and incorporated into a scheme in order to retain the rural character of the site and the setting of the adjacent listed Low Farmhouse. **Agree**



7. Design Principles

7.1 This is a prominent site within the centre of the village where the introduction of new dwellings to enable the conversion of the derelict farm buildings offers a significant opportunity to enhance the local environment of Sneaton. The development requires a non-standard, bespoke approach capable of providing sustainable and high quality design. The design should be in keeping with the character of the older part of the village and also respect and enhance the character of the site in relation to its historic and natural assets.

7.2 Conversion of existing stone barns and outbuildings:

The development should meet the requirements of 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. **Agree**
- All existing historic/original walls to be retained and made good using matching stone and lime mortar. **Agree to a point but plans submitted for the large barn show existing (although in filled) openings to be lowered for the benefit of the design.**
- Careful planning of the internal spaces to make use of existing openings. **Agree**
- New openings to be avoided on the street-facing elevations, including rooflights. **Agree**
- Front boundary dry stone wall (and dry stone wall running north to south through the front of the site) to be repaired and reinstated – no individual vehicular accesses. **Disagree. Wall to be retained and made good. Some form of access is needed. Existing entrance to the east owned by others.**
- Parking and main access to be to the rear of the barns to enable front curtilage areas to remain as open areas without domestic paraphernalia. **Disagree.**

This would result in a very large area of the site to be open and of no real value. This adversely impacts the viability. Creating a drive to the rear is not possible as the drive next to Low Farm is owned by others. It is appreciated that domestic paraphernalia needs to be restricted and a planning condition should suffice. Parking has taken place on this area since the invention of the motor vehicle. What does the NYMNP want to see. A large open yard with nothing in it, covered in gravel and crushed hardcore?? Parking in this area is needed for the conversions to be sellable.

- Rear pig sties and adjoining outbuildings to be retained and converted sympathetically to retain character and used as ancillary storage shared between dwellings as appropriate. **Agree in terms of retention but use would be for the closest barn conversion as opposed to creating a complicated title with owners having rights of access across private gardens.**
- Front garden areas to be delineated by native hedging. **Unclear on the reason for this restriction. Further detail requested.**

7.3 New Dwellings:

The development of the new dwellings on the west of the site should be carried out in accordance with the following principles;

- The development of the remainder of the site must be a design-led (not number-led) scheme. **This hinders the approach of the owners. It is appreciated that Design is the main factor but to sell and develop the site in small patches (as per the submitted proposal) would enable locals or small local builders a chance to be a part of the scheme. The principle as set out supports larger developers and/or will present the current owners with a huge expense/delay in obtaining the required consents. This may again stall progress and ultimately viability. Past residents who grew up in the village for example have expressed real interest in obtaining a plot or potentially developing a few house and living in one themselves. Control over design and approvals of each plot would still rest with the NYMNP based around simple design parameters.**
- Sensitive design approaches to be adopted reflecting the rural agricultural nature of the site and its context as a former farmstead. **Not sure what this means.**
- New development should be linear in form, running parallel with the highway, replicating the appearance of agricultural barns (inspiration can be taken from other historic farmsteads in the village). **Agreed to a point but Stainton House is further forward. Could the linear pattern not step from the barns to the same line at Stainton? This would minimise front garden domestic areas leaving much more desirable and usable rear south facing gardens.**

- No more than one and a half storey making use of accommodation within the roofscape. No rooflights to the roadside elevation, but consideration could be given to the inclusion of glazing to the rear. **This goes against the Design-led approach noted in the first section of 7.3. If an Architect/Designer can show the merit and value in a two storey format shouldn't it be considered. Stainton House and neighbours to the immediate west are all two storey as are White Cottages, Low Farm and many others. All 1 to 1.5 storey properties in a straight line dug into the slope would be too uniform.**
- New units to be of a modest size (around 100 sq. metres in total floor area) to meet the Local Plans aims of smaller more affordable housing. **This goes against the Design-led approach noted in the first section of 7.3. Houses shown on the proposal were a mix of sizes and values. No overly large houses were put forward.**
- Dwellings to be of coursed local stone and pantile and depending on design approach could incorporate timber. **Agree.**
- Site to be excavated to ensure that the dwellings are not excessively high on the site. (Site sections through the site will be required as part of any submission).
- Front walls of the dwellings to be positioned along the building line created by the existing barns on site. **Repeated principle.**
- Front garden areas to be delineated by simple wooden post and rail fencing or native hedging. **Agree**
- Front boundary dry stone wall (and dry stone wall running north to south through the front of the site) to be retained and reinstated - no individual vehicular accesses. **Limited vehicular access points acceptable but not at all, even to the west new build section really impacts the potential, desirability, value and viability. Disagree. Wall to be retained and made good. Some form of access is needed. Existing entrances to the west and east owned by others.**
- TPO Horse Chestnut tree to be safeguarded and taken into account in the development. **Not in the site area submitted.**
- Access arrangements to be limited to the two existing driveways to the site and parking to be located to the rear of the site in order to retain the cohesive farmstead character to the front of the site. Repeated principle. **Disagree. Wall to be retained and made good. Some form of access is needed. Existing entrance to the east owned by others. West entrance needs modification.**
- On site renewable energy provision in accordance with the provisions of Policy ENV8 will be required. **Agree.**

8. Sustainable Development

- 8.1 The highest standard of sustainable development principles will be expected across all stages of site planning, design and construction. The design and energy efficiency of buildings should be tested against appropriate standards and should maximise the potential for energy efficiency. (See on-site renewable requirement above.)

9. Conclusion

- 9.1 This site has the potential to create a high quality development which enhances the appearance of Sneaton village. The site has detracted from the appearance of the settlement for many years and this approach represents an opportunity to improve the environment of this area of the National Park and to provide additional dwellings to meet the aspirations of the village and the wider National Park communities.

This Enhancement site hinges on the site being viable, achievable and ultimately sellable as the family owners want. Potential for locals and small local builders, not large developers. Many of the family members live in the village and some want to build and move back into the village. The last thing they want to see is a poor quality outcome.