

### **Design and Access Statement-Northfield Granary, further detail**

Northfield Granary is located within the Hamlet of Suffield on the outskirts of Scarborough. It is set off a road which runs through the Hamlet from Scarborough to Hackness.

Northfield Granary was previously a barn used for agricultural purposes. It was converted in to living accommodation in 2007 by myself as I wished to continue to live in the Hamlet where I have lived all of my life and there were no other accommodation options.

Northfield Granary is adjacent to Northfield Farm and Swallows Nest is a detached barn conversion next door. Northfield Granary is attached to a currently empty barn, which I own and have obtained planning permission for to convert in to holiday accommodation.

All three properties (Northfield Farm, Swallows Nest and Northfield Granary) have substantial outside yard space, gardens and outside storage. We have two driveways to the properties which are shared. We have one large courtyard which the majority of is owned by Northfield Farm but as per our individual deeds each property has rights to use it to access their homes and each owns the part adjacent to their property to enable car parking/storage of dustbins etc.

With this planning request there will be no physical amendments made to the property, just the removal of the annexing condition to form new local needs housing.

NYMNPA

12/08/2022

**Statement of Fact: Application for annexed buildings to form new local needs housing, Northfield Granary, Suffield, YO13 0BJ**

My parents purchased Northfield Farm 38 years ago, moving from a smaller cottage in Suffield, having lived in the local area all of their lives. My mother and father then expanded their agricultural engineering and country store business which operated from the out-buildings at Northfield Farm, at one point employing a number of local residents. My brother and I were fortunate that our parents were able to provide us each a barn at Northfield Farm to convert in to our own individual dwellings, thus enabling us to remain part of the local community and both work for the family business at various points during our lives. Without doing so, we would have been unlikely to afford accommodation locally. I funded the conversion of Northfield Granary and my brother Swallows Nest. I note that we have been provided with our own title deeds for these properties and we were previously able to secure mortgages against them in our own names.

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In terms of aesthetics/curtilage, we have followed the planning guidance/rules that NYMNP have stipulated at the time of converting the two barns. This means that it is clear to anyone viewing the properties that they were historically at one point all connected for agricultural purposes. This would not change should we be able to remove the annexing condition in place as we will continue to adhere to the planning rules set for each individual property. There would be no physical changes to any of the properties or boundary changes if the annexing condition is removed as already each property functions as an individual unit, each paying separate council tax and having their own waste collection, insurance etc.

I have now lived at Northfield Granary for 15 years after converting it in 2007 when it was a barn falling in to a state of disrepair. I have three children who have or will be accessing the local playgroup and school. I work from home and my partner has a local business. I feel as though I am part of the local community and try to actively support where possible such as acting as a voluntary committee member at the local village hall and supporting with tasks such as fund raising for a community defibrillator.

There are a number of reasons leading me to apply with NYMNP planning for them to remove the conditions of occupation and allow Northfield Granary to be classed as an independent dwelling. Firstly, if one family unit has a change to circumstance or perhaps dies and leaves their estate to their children, the current planning terminology means that their individual home cannot be sold unless purchased by another family member or all three separate households agree to sell their homes at the same time. None of us have the capital to purchase one of these houses off each other at the correct market value and I doubt we would have reason to want to do so. Then, what do we do if there is not a family member wanting to buy the property? This means we would be left in a state of limbo or all three individual families would have to agree to all sell their homes at the same time. Again, it is unlikely we would all want to move as we have all lived here all of our lives and continue to express our happiness at doing so. But, should a house sale be needed for any reason for one of the individual families this is likely to cause family strain and conflict. It is also very unfair to think that all three families could be forced to move out of our community just because of planning legislation. At present there are 6 adults and 6 children living amongst these three properties, thus,

12 people could potentially be forced to relocate from their life long homes and community. I personally find this situation very distressing and an increasing concern for the future as our family dynamics continue to change.

Secondly, if we were all to be forced to sell our homes at the same time, due to the annexing condition, it is highly unlikely that there would be another family unit wanting to buy three large houses to all live in the same vicinity as we have done. We have sought guidance from a local reputable estate agent who advised that the properties together are too "property rich". They are of the view that it would likely be a "wealthy" individual/business, from outside of the community, with the means to "fight" the planning condition in place to enable them to turn all of the houses in to holiday cottages or separate them off themselves to then make substantial financial gain. But, of course, this would be at a cost to us, as individual families as well as the local community as we have all lived here all of our lives and support the local schools, economy and way of life.

I hope this provides a clear outline of our situation and the rationale behind the request to remove the annexing condition in place for Northfield Granary and I look forward to your reply.