

PLANNING SUPPORTING STATEMENT

NYMNP

03/02/2023

At: Land at Willow Wood Way,
Stainsacre

Cheryl **Ward**
Planning

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Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by
V2	24 Jan 23	Client amends.	CWP

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1.0 Introduction

- 1.1 Acting upon the request of the applicant Cheryl Ward Planning has been instructed to submit a planning application in relation to the area outlined in red on the attached location plan at Land at Willow Wood Way, Stainsacre, Whitby.
- 1.2 The applicant has instructed the construction of 1 no. local occupancy dwelling (para. 80) with associated landscaping and parking on a vacant parcel of land owned by them and is where they have a series of buildings and structures associated with the keeping of horses.
- 1.3 The intention is to create a sustainable dwellinghouse which is both truly outstanding and innovative in its design whilst in keeping with the local vernacular style of the National Park, which is predominantly rural in character.
- 1.4 It is a proposal that is exceptional in architectural aesthetics and one which seeks to significantly enhance its immediate surroundings. The scheme has been the subject of discussions and engagement with the Parish Council together with the applicants own independent team of experts. The scheme as submitted has evolved to incorporate the advice and comments received by those consultees and is considered to satisfy the criteria of paragraph 80 e) of the National Planning Policy Framework (NPPF).
- 1.5 The application is a full planning application under the Town and Country Planning Act 1990 and specifies all the necessary information needed to make an informed decision.
- 1.6 The accompanying plans prepared by The Sustainable Design Studio identify the site, the location and reflect the highest standard of design. The proposed development will occupy only a modest area of 2.2 hectares.
- 1.7 The LPA have confirmed that the site lies within the 'open countryside' and therefore in view of its locational status it is able to be put forward under para. 80 e) of the NPPF. Such sites are few and far between.
- 1.8 In summary, where agricultural and forestry uses are not compatible with the surrounding land uses, it is the applicants wish to secure a 'signature' National Park development, fitting to the locality and for the development to be seen as a locally distinctive development in the National Park landscape for which they wish to invest.
- 1.9 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 National Park Purposes and Duty

2.1 The North York Moors National Park was formally designated in 1952 under the National Parks and Access to the Countryside Act 1949. The two key purposes are to:

- 1. Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.**
- 2. Promote opportunities for the understanding and enjoyment of the special qualities of the National Park.**
- 3. Whilst achieving the above, seek to foster the economic and social wellbeing of local communities.**

2.2 In addition, The English National Parks and Broads Circular 2010 provides useful guidance on National Parks in general terms. This circular was produced by the Department for the Environment, Food and Rural Affairs (DEFRA) and sets out the government's vision for National Parks. The most relevant section is Section 4 covering National Park statutory purposes, climate change, securing a diverse and healthy natural environment and maintaining vibrant, healthy and productive living and working communities.

3.0 Purpose of Statement

3.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal in line with the above and the statutory development plan in place.

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

- Planning Supporting Statement.
- Planning Policy Statement.
- Local occupancy proforma.
- Location plan – 20-08-13.
- Site block plan – 20-08-12.

Continued ...

- Proposed elevations – 20-08-11.
- Proposed floor plans – 20-08-10.
- Visual A.
- Visual B.
- Visual C.

Site location

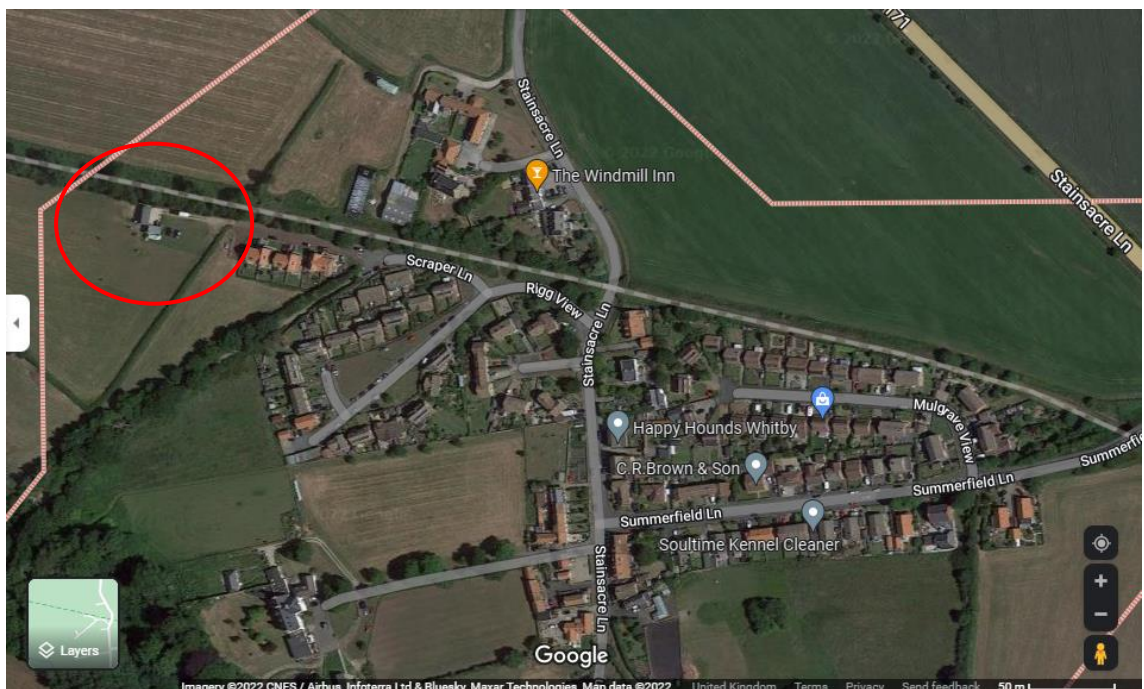


Fig 1. – Land at Willow Wood Way, Stainsacre. Source:
<https://www.google.co.uk/maps/place/Stainsacre,+Whitby/@54.4641501,-0.5963704,105m/data=!3m1!1e3!4m5!3m4!1s0x487f17c60a8838b7:0xe46d5ef6a8ed7db6!8m2!3d54.4625761!4d-0.5948809> - for illustrative purposes only.

Continued ...



Fig 2. – Zoomed in version of Land at Willow Wood Way, Stainsacre. Source:

<https://www.google.co.uk/maps/place/Stainsacre,+Whitby/@54.4641501,-0.5963704,105m/data=!3m1!1e3!4m5!3m4!1s0x487f17c60a8838b7:0xe46d5ef6a8ed7db6!8m2!3d54.4625761!4d-0.5948809> - for illustrative purposes only.

3.0 Planning History

- 3.1 A search of the North York Moors National Park's online search facility has drawn out only the most relevant planning history for the purposes of the application:

Site specific

NYM/2018/0596/FL - Creation of manege for hobby use together with erection of extension to existing building at Land at Willow Wood Way, Stainsacre – Approved.

NYM/2018/0495/FL - Variation of condition 3 of planning approval NYM/2018/0160/FL to allow an increase in the number of horses from 4 to 5 at Land at Willow Wood Way, Stainsacre – Approved.

Continued ...

NYM/2015/0595/FL - use of land for the keeping of horses and erection of a timber stable block and field shelter (revised scheme to NYM/2014/0009/FL) (part retrospective) at land on Willow Wood Way, Stainsacre – Approved.

General

NYM/2018/0160/FL - Removal of condition 3 of planning approval NYM/2015/0595/FL to sever ties with 26 Rigg View, Stainsacre at land at Willow Wood Way, Stainsacre

NYM/2012/0368/NM - Non material minor amendment to planning approval NYM/2011/0633/FL to allow alterations to vehicular and pedestrian accesses at Land off Scaper Lane, Stainsacre – Approved.

NYM/2011/0633/FL - Construction of 6 no. two storey affordable dwellings with associated parking at Land off Scaper Lane, Stainsacre – Approved.

- 3.2 The National Planning Policy Framework (NPPF) provides the most up to date government guidance which reinforces the presumption in favour of sustainable development. National Planning Policy Guidance (NPPG) provides further useful advice.
- 3.3 Formerly known as a 'Paragraph 79' (now para. 80) dwelling is considered by a different and relatively 'new' policy (2021) which has not been sought before on this site (explained in more detail at Section 5.0).
- 3.4 Previous to this, it was formerly paragraph 55, it refers to a section of the 2018 NPPF relating to building new isolated homes in the open countryside. In July 2018, the government updated the NPPF. The 'Paragraph 55' (or 'Para. 55') policy changed in name to 'Paragraph 79', though the content itself remains intact.
- 3.5 It is a part of a planning policy that could be described as truly 'interesting'. Paragraph 80 is an exemption clause within the NPPF that leaves open a route through planning policy for landowners hoping to build their own home.
- 3.6 It comprises a re-hash of 'Gummers Law' and the old 'PPS7', 'Paragraph 79' recognises the long tradition of English countryside homes with a new twist of innovation. It mandates that LPAs should avoid new isolated homes in the countryside unless there are 'special circumstances' such as the exceptional quality or innovative nature of the proposal.

- 3.7 For the applicant, the policy allows the possibility to build an unprecedented home on a piece of land that would otherwise be unsuitable for development other than for farming or forestry purposes (where justified), and in so doing, to commission and own a bespoke piece of architecture.
- 3.8 The NYM Local Plan is the 'Development Plan' in force and is also relevant and together with supplementary planning documents and an updated Landscape Character Assessment (2021) (amongst others). The NPPF is more heavily weighted towards the presumption in favour of sustainable development.
- 3.9 In summary, there has been a significant shift in planning policy in the last five years and this is a material consideration to the overarching economic, social and environmental objectives outlined in the NPPF.
- 3.10 The development is for a local occupancy dwelling with exceptional credentials and will significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

4.0 Pre-application advice and front loading

- 4.1 Paragraph 39 of the NPPF advises that early engagement has significant potential to improve efficiency and effectiveness of the planning application system for all parties. Good pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 4.2 As required by Paragraph 41 of the NPPF the applicants have engaged with the LPA to resolve as many issues as possible and taken a proactive approach to the development management process. The more issues that can be resolved at pre-application stage, including the need to deliver infrastructure, the greater the benefits.
- 4.3 The applicant has approached the National Park Authority for a dwelling located on the western edge of Stainsacre, south of the Old Railway Line and west of Willow Wood Way. This initial contact, on a separate part of the site received a negative response to development being in the open countryside and that being restricted to farming or forestry purposes only.
- 4.4 The applicant has also taken a community wide proactive approach and has discussed the proposal with Hawsker cum Stainsacre Parish Council, the planning drawings were presented at the April 2022 parish meeting were an informal 'no objection in principle' was raised to a home for the applicant being built at the field in Stainsacre.
- 4.5 The PC had no strong feelings regarding the design so long as it is sustainable/economical and that could be like Willow Wood Way design or totally different.
- 4.6 The applicant wishes to thank the National Park and Parish Council for taking the time to discuss their proposal.
- 4.7 The applicant's preferred location is that which is submitted for approval which is almost in line with the existing street of Willow Wood Way.

Paragraph 80 summary (in brief)

What makes the site applicable under paragraph 80 e) (formerly para. 79 e))

- 4.8 The wording set out the LPA pre-application response confirms that the site is in 'Open Countryside' as defined in the NYM Local Plan.

4.9 Para. 79 e), (now para. 80 e)) of the NPPF confirms that:

“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply (amongst others):

e) the design is of exceptional quality, in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area”.*

4.10 The intention is to create a sustainable dwellinghouse which is both truly outstanding and innovative in its design.

4.11 The application is a ‘full’ planning application under the Town and Country Planning Act 1990 and specifies all the necessary information needed to make an informed decision under what is now known as para. 80 e) of the NPPF in conjunction with the NPPF, NYM Local Plan, The English National Parks and Broads Circular 2010 and other supplementary planning documents (explained in more detail in the accompanying Planning Policy Statement).

4.12 The depth of understanding of Paragraph 80 (NPPF 2021) varies from council to council. The applicants believe they have done everything in their power to ensure that the LPA has a strong understanding of the policy and know how to apply it.

4.13 Exceptional quality of design also requires the balance and integration of building design and landscape design. It is a marriage of structure and topography and as such is the reason behind the applicant giving much consideration to the landscape impact and visualisation as to the design of the building itself.

4.14 In other words, landscape isn’t an afterthought. Landscape design is at the forefront of this proposal.

4.15 New isolated homes in the open countryside require the creation of a distinctive sense of place that fully integrates the building with its surroundings. With attention to detail towards the high design quality of the building and its harmony within the landscape, ‘exceptional’ development can be achieved that draws on its distinctive setting while remaining contemporary, modern and timely.

4.16 In summary, it is appreciated that the merits of exceptional design are open to subjective interpretation and there are several steps that the design team have taken to ensure to achieve ‘exceptional’ results that are right for the site.

- 4.17 It is important to note that the policy requires design to be truly outstanding. Previous versions of this policy, such as that outlined in the PPS7 (Sustainable Development in Rural Areas), required a proposal to be innovative and outstanding, while para. 79 allowed for the design to be either truly outstanding or innovative (or both). Since July 2021, the requirement has been reduced to simply "truly outstanding".
- 4.18 Whilst the word innovative has vanished from the legislative framework the applicant fully acknowledges that this does not mean that the people judging the design won't be looking to see advances in construction technology, especially when it comes to its sustainability.
- 4.19 Paragraph 80 e) together with the NYM National Park have more recently confirmed that they want these types of dwellings to be at the forefront of ground-breaking design and construction i.e. raising the standard of design in general marking a distinction between the NY Moors and other areas.
- 4.20 By and large, the policy tries to reinvent traditions into something more contemporary, creating an opportunity for each generation to create their own legacy through outstanding architecture. The LPA on the other hand will be seeking to achieve something that 'reflects the vernacular style of the NY Moors'.
- 4.21 The sustainability of the scheme is clear to see and further observations from those living nearby will hopefully see the same.
- 4.22 Despite the NPPF policy itself only being short, the scheme has required a substantial amount of evidence to support this para. 80 e) scheme. Like "exceptional quality", innovation in design is open to subjective interpretation.

Further guidance from central government

- 4.23 Further guidance from central government confirms the UK's on-going housing crisis and that there must be a government change to the approach to 'rural' housing. The government has been urged to return to a National Planning Policy Framework (NPPF) that promotes 'organic, incremental growth' in settlements with fewer than 3,000 residents.
- 4.24 This is one of five recommendations set out in a paper by the Country Land and Business Association (CLA), which represents rural businesses and landowners in England and Wales. The organisation has called on the government to overhaul its approach to housing in rural communities.
- 4.25 The housing crisis has not gone away, and this site has the potential to mark yet another missed opportunity to bring prosperity to rural areas. If the government is serious about meeting its house building targets this must change.

- 4.26 For rural areas to thrive, there needs to be an adequate, available, and diverse supply of homes, which includes different tenure types of varying sizes. Without it, we prevent young families from continuing to live in their community, key workers from being based near their places of work, and the elderly from downsizing.
- 4.27 Viable solutions, such as bringing forward the development site, are available and can make meaningful changes to our planning system – beginning with making policy changes to allow a greater number of small-medium scale developments across our villages.
- 4.28 The land adjacent to Willow Wood Way is a site that remains sufficiently linked and strongly associated to the main hub of Stainsacre, Whitby, Hawsker and Robin Hoods Bay and is easily reached by sustainable modes of transport including walking, riding and cycling, by a network of footpaths and bus routes to the area.
- 4.29 The site in question comprises a sufficiently large enough plot to present a future development opportunity for para 80 e) residential development and is one we consider to be achievable through the imposition of an outstanding new building without harming the special qualities of the District and the National Park landscape.

Moving forward

- 4.30 As a new planning chapter commences we ask the Authority to look to the future in providing a new home for 'local occupancy' and due to the non-harmful nature of the proposal, is one that could be supported by so many in the local community.
- 4.31 With the recent welcoming of another new Prime Minister and recently appointed Housing Minister, a new cabinet and a new King, the focus for the country is to make 'fast' progress on the Levelling up and Regeneration Bill, to bring a period of 'stability' to the English planning system which includes 'housing' for all.
- 4.32 There is further confidence that this scheme is capable of being able to deliver a completely different set of credentials over any other application in the NY Moors. Bringing a para. 80 dwelling (residential use) which would create a place that is safe, inclusive and accessible and offers a scheme that is exceptional in architectural aesthetics for this site through design and amenity via an exciting piece of policy is highly relevant in this respect.

5.0 Paragraph 80 Dwellings

- 5.1 The Authority's pre application advice confirms that the site is outside of the settlement confirming therefore that it is within the open countryside.
- 5.2 With the principle established (above), a formal planning application can be brought forward. As with all para. 80 dwellings Cheryl Ward Planning has prepared examples of para. 80 homes, detailed materials to be used, etc.) to support the application which as it stands is contrary to the current development plan but is in accordance with para. 80.
- 5.3 Under para. 80 there is no requirement to justify 'need' in planning terms. The policy confirms that 'isolated' homes should meet one or more of the circumstances. In this case the applicant is seeking permission for a home in the countryside under criteria 80e) which is related to the exceptional design which would help to raise standards of design more generally in rural areas. This is precisely what this application seeks to achieve.
- 5.4 Under criteria 80 e) there is no requirement to justify the proposal under farming or forestry purposes as it advises that such a scheme should meet one or more of the criteria a – e. The application is seeking consent through 80 e) only.
- 5.5 Strategic Policy B (The Spatial Policy) states that 'the rest of the National Park is classed as 'Open Countryside' where development will not be allowed, save in a very few circumstances (for example as set out in Policies UE1, UE2, BL1, BL3 and CO10).
- 5.6 Open Countryside is defined as areas with no development, sporadic development and isolated buildings. Some smaller villages and hamlets are also included within the Open Countryside designation.
- 5.7 The 'exceptional circumstance' in this case is the triggering of para. 80 e).
- 5.8 As previously stated, developing the site for agricultural or forestry purposes would not be compatible with the existing or adjacent land uses at Willow Wood Way nor is the access suitable for this type of use. The site has an 'optimum viable use' with which it is associated with to the nearby stables on one side and encompassing residential use on the other.
- 5.9 The countryside house clause known as 'Paragraph 80' is one of the few items of planning law for new homes which explicitly demands exceptional architectural standards.
- 5.10 It is acknowledged that any new building proposed to meet para 80(e) would need to be of exceptional quality and should respond to its location in a way that enhances the ability to appreciate the natural landscape, together with a landscape strategy that seeks to reinforce and enhance the area setting, this development represents a positive benefit and an exemplar of how such development is capable of being carried out in an effective and sustainable manner.

5.11 Para. 80 (short for Paragraph 80, and formerly Paragraph 79 and 55) is the special circumstance set out in criterion (e) of Paragraph 80 of the 20th July 2021 revised NPPF - National Planning Policy Framework - that allows new isolated homes to be built in the countryside, subject to certain requirements, where the design is of exceptional quality.

'Not just any old design will pass muster,' says Marrs.

5.12 Paragraph 80 e) in full requires dwellings in the open countryside where the design is of exceptional quality in that it is:

- Truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas, and
- Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

5.13 In summary, we have drawn on the above guiding and wish to discuss in more detail the next steps for unlocking the sites unique potential. It is acknowledged from the outset that a para 80 e) project is more than just an architectural statement or grand build gesture to the site.

5.14 Our experience tells us that successful and approved projects demonstrate a strong relationship between both the landscape and architectural proposals. Collectively, the proposal we wish to put forward will seek to enhance the land at Willow Wood Way and the area setting and is seen as a place to deliver a truly outstanding development for which we seek the Council's continued guidance and support. Essentially, the main hub of Stainsacre is allowed to thrive and the development proposal will fit neatly within this context close to the former Railway line and residential development i.e. despite the development not being at the forefront of village, glimpses of the development will be available.

5.15 The Assessment is primarily informed through further detailed surveys and assessments of the landscape and its constraints and opportunities together with further justification with regard to policy updates in the NPPF and further examples of locally distinctive development recently approved.

5.16 Landscaping continues to play a significant role in informing the bigger picture and ultimately accompanies the proposal as set out on the accompanying Visual imagery (A – C)..

- 5.17 In bringing forward the proposal, the applicant seeks to pursue an application to align with the criteria of para 80 e) of the National Planning Policy Framework (NPPF) to provide a house of exceptional quality in the rural area.
- 5.18 Our experience tells us that successful and approved projects demonstrate a strong relationship between both the landscape and architectural proposals. Collectively, the revised proposal we wish to put forward will seek to enhance area of Stainsacre and the site as a whole and is seen as an appropriate place to deliver a truly outstanding development for which we seek the Council's continued guidance and support.

6.0 Client's design brief

- 6.1 The applicant's objective is to build a new house for their own use, with innovative sustainability credentials and the highest standard of architecture and design.
- 6.2 The Functional Requirements listed below are to be provided by creating a three storey, 4 bed dwelling with substantial eco-friendly aspects and a sub-terranean electric vehicle charging lounge on a vacant plot of land off Willow Wood Way.
- 6.3 The design of the new build elements should be sensitive, contemporary and sustainable in design with a low visual impact upon its surroundings, aiming to improve the aesthetic of the land on which they own the stables and equestrian meange. The design should account for the open nature of the plot and how to overcome this in terms of creating an intimate family home with an element of privacy and tranquillity.
- 6.4 The development should be designed in such a way that it can be adapted with ease if necessary for ill health/ immobility and other unforeseen personal health circumstances.
- 6.5 The architect is commissioned to design a new house that whilst sensitive to the local defining characteristics of the locality, is of a vernacular 'rural' form with the surroundings and is clearly outstanding in its design whilst exhibiting a fitting tribute to the existing residential properties to the east and the open countryside to the north, south and west.
- 6.6 The internal arrangement has also been developed to provide outstanding living spaces to suit contemporary living and applicant's own specific requirements.
- 6.7 The general principles of the brief which have guided the evolution of the scheme is to create a simple and organic dwelling which is easily maintained with superior economic credentials to operate as well as being functionally fit for purpose. Essentially, it will not erode the present rural countryside character.
- 6.8 The site is not considered to be 'sensitive gap' and it not seeking to claim a 'gap site' within an otherwise continuously built-up frontage. More so, it is a site that it closely connected to the residential area of Stainsacre, is easily accessible and the applicant has a desire through necessity and sustainability grounds to live close to the stables, exercise manege and the land that they own.
- 6.9 It is also confirmed that the application site, although in open countryside is well screened and is compatible with the nearby residential properties.
- 6.10 The client is also keen to promote the opportunities that will in turn allow them to maintain a healthy lifestyle and adopt a clean-living environment. Whilst the 'built-out' development will only be on a small part of the site; it is a site that will promote health and well-being to the applicant's and any future occupants as they will be exposed to the natural and defining characteristics of the site. The applicants presently reside in Whitby and live within a wholly built-up area, with a previous period of residence in the National Park and it is where they choose to keep their animals.

- 6.11 The site will promote general improvements to physical and mental health – due to exposure to the open countryside and the opportunities to live a healthy lifestyle. Nature in this case will act as a catalyst to future occupants’ enjoyment – i.e. clear air and defining special qualities.

Functional requirements

Interior

- 6.12 To that end, the client’s main objectives and starting point is to secure:
- A ‘barn style’ dwelling with garaging and 2 no. offices for the day to day operation of the applicant’s independent businesses comprising:
 - **Ground floor** – hall, open plan kitchen/dining with in-set balcony, office and en-suite bedroom.
 - **First floor** – galleried open plan living space with in-set balcony, 2 further bathrooms and family bathroom.
 - **Second floor** – master bedroom with in-set balcony.
 - Family bathroom.

Exterior

- Electric vehicle charging lounge for 2 no. cars plus additional workspace and rainwater harvesting.
- Off road vehicular turning area within the site for safe delivery of goods and post etc.
- Relatively private area for relaxation or entertaining such as a courtyard.
- Mini sewerage treatment plant and septic tank.

Aesthetic Requirements

- Low visual impact
- Floor to ceiling vertical windows for maximum natural daylight
- Grey or black exterior to ensure when darkness falls the building does not stand out.
- Cedar or similar exterior panelling
- Avoids curved surfaces.
- Dark window frames

Quality

Whilst budget is a consideration, the research and careful consideration of choices or materials etc. will be adopted to ensure the end product reflects the anticipated expectations.

Performance

The aim of the project is to achieve a more sustainable low carbon home by incorporating features such as:

- Sedum/grass roof
- Rainwater harvesting.
- Photovoltaic panels to some parts of the roof of garage and dwelling.
- Maximum insulation and airtight as possible.
- Mechanical air ventilation with heat recovery.
- Triple glazed and sound proofed.
- To encourage wildlife where possible.
- Avoid soil, earth or stone removal from site and utilise elsewhere, for minimum environmental impact.

6.13 We are pleased to set out a fully considered scheme. A significant amount of time has been spent selecting the site, developing the strategy and creating the detailed design of the dwellinghouse using the 'landscape qualities' to achieve these objectives.

Research and understanding

6.14 Research and consideration of fundamental government, local and national guidance has formed an intrinsic part of underpinning the scheme which includes:

- Examples of para. 80 e) dwellings - see **Appendix A**.
- Pictorial diagrams – including Computer Generated imagery.

Principle of development

6.15 The site is currently a vacant, under used parcel of land within the field adjacent to the stables/exercise menage. It is in open countryside albeit it is a 'rural site' adjacent to other well established, residential properties on Willow Wood Way, Scaper Lane and Rigg View which provide a suitable guide to the density, scale, form and general patina and palette of materials in the locality.

- 6.16 As a new planning chapter commences we would ask the local planning authority to consider bringing life and distinctive character to the site and providing a home for a local occupant now and for their long term future.
- 6.17 The site comprises a well screened parcel of land with a modest site frontage where the access filters in from Willow Wood Way and past the last property No.6 Willow Wood Way.
- 6.18 The properties on Willow Wood Way run parallel/south of the former Whitby to Scarborough railway and it is behind this iconic landscape feature and embankment, close to other residential properties where the vernacular dwelling is to be positioned. Whilst in line with others to the east. The land is falling away, and the dwelling will be set into the ground to minimise views through the site. Retention of existing landscape features such as trees and hedgerows will be preserved for biodiversity. The site including the landscape setting of the immediate locality and wider area will therefore be maintained.

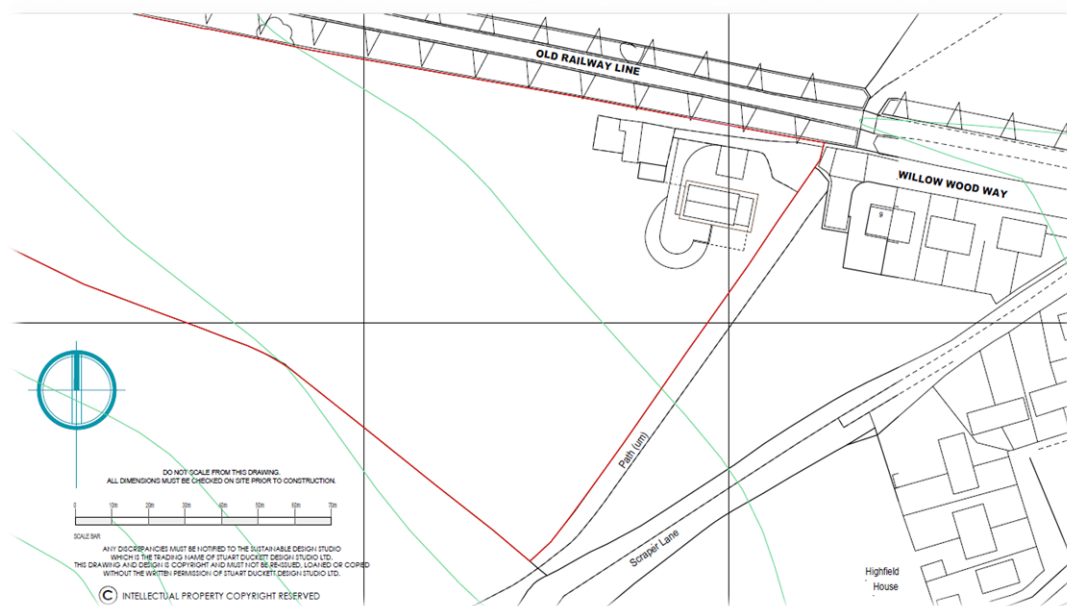


Fig 3. – Development proposal and compatibility to neighbouring properties on Willow Wood Way and Rigg View, Stainsacre.

7.0 The Site

Site context and surroundings

- 7.1 The application site is located in the Parish of Hawsker cum Stainsacre and falls within Scarborough District and the North York Moors National Park for planning control. The site as established, is deemed to be in open countryside, between Whitby and Hawsker on the edge of the small village known as Stainsacre.
- 7.2 The site is located at the western end of Stainsacre, to the east is Willow Wood Way, Scrapper Lane, Rigg View, and the rest of the village of Stainsacre; beyond which lie fields and the A171.
- 7.3 Immediately north is the old railway line, beyond which are fields and the A171, to the south is a band of trees in which lies Stainsacre Beck, with fields beyond this. To the west, the band of trees and Stainsacre Beck continue; to the northwest, is a small cluster of buildings comprising holiday cottages, a wildlife sanctuary, a water treatment plant and significant new house building at the south eastern gateway to Whitby.
- 7.4 Sneaton and Ruswarp villages lie to the west and the A171 Whitby to Scarborough Road to the east closer to the coast. The development would not erode the special qualities of these villages nor consolidate their separate identities.
- 7.5 Stainsacre village is located 1 kilometre south east of Whitby and 23.3 kilometres north west of Scarborough town centre just off the main Scarborough to Whitby road (A171). There is no designated Conservation or Article 4 Area however this analysis of the location and setting covers the wider village/area setting.
- 7.6 Although the village is less than 2.5km from the sea, the sea does not form part of the topographical setting of the village due to the undulating landform and truncated views from the village. Rather, Stainsacre can be deemed to fall on the back edge of the coastal hinterland.
- 7.7 The village is predominantly a residential settlement with very few facilities other than the Windmill Inn. The east end of the village occupies a top of ridge location, close to south eastern entrance to the village at Summerfield Garage.
- 7.8 The remainder of the village runs almost parallel with the former railway which runs roughly east-west along the northern periphery of the settlement. The main road (A171) forms the spine of this ridge with the majority of residential development to the south.
- 7.6 The open countryside to the west (now 6 no. properties at Willow Wood Way) more recently has been recognised as being sustainable for an element of new house building thereby extending the village into the open countryside closer to the stables in the applicant's ownership.

- 7.7 The application site is located in a key location close to the recently extended part of the village known as Willow Wood Way. The site is chosen as it is both sustainable and well connected to Stainascare village, adjacent to the railway and as an open space which is well screened. It has good access links to Stainsacre, Whitby, and more widely the A171 main road network.
- 7.8 Residential properties and land border the north and south sides of the site. As such it is predominantly a residential area although in planning terms the application site is confirmed as being within the 'open countryside'. The development, in both spatial and visual terms is not considered to adversely affect the rural nature of the site, nor does it close an open space as the site tends to go unnoticed from the main road.

Area character and analysis

- 7.9 The site is currently used for recreational purposes as a manège; the applicant keeps and exercises their own horses here (non-commercial).
- 7.10 The applicants land equates to approximately 2.2 hectares (2,1831m²). It is a trapezoid shaped land parcel; the narrower end abuts the tree line and path to the west, and the wider end is bounded by a tree line and path between the land and the edge of Stainsacre village.
- 7.11 The site is in context with but is spatially separated from the village owing to the end of the building line on Willow Wood Way and Rigg View.
- 7.12 The site location is shown at **Dwg. 20-08-13**.

Frontage Boundaries

- 7.13 The site takes in a small 'frontage boundary' onto Willow Wood Way but what is most noticeable is the linear nature of the site in relation to the adjacent railway line together with the trees and established hedges which make an important contribution to the character of the area.
- 7.9 With respect to the site's context, it is a substantial plot located on the edge of Willow Wood Way. It is a site that lies in the coastal hinterland as defined in the updated NYM Landscape Character Assessment (2021), a technical document which aims to look ahead to force change acting on the National Park's landscape now and over the coming decade.

Intangible or perceptual – landscape qualities

- 7.10 The intangible and/or perceptual qualities of landscape, and how it is experienced, are important parts of the landscape character of the site.
- 7.11 Understanding the perceptual qualities of the landscape is an important part of protecting and enhancing them for the future. The need for protection of tranquil areas and dark skies is set out in para 185 of the NPPF which states: Planning policies and decisions should:

“...identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for the recreational and amenity value for this reason, and limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”.

- 7.12 It is confirmed that the site is not located in an area of ‘high’ tranquillity as it lies on the edge of Stainsacre village together with the adjacent well used Sustrans link (former railway). It is a site that is subject to urban development such as people, powerlines and traffic noise can be heard at the application site. As such the site is weighted as having a ‘medium to low’ perceptual quality.
- 7.13 In addition, the site lies in an area where there are dark night skies around however the town of Whitby to the east is a ‘bit defining component’ exhibiting the lightest of skies. Together with Stainsacre village (east), Sleights (west), Ruswarp (west) and Woodsmith mine to the south west, the site is technically surrounded by some of the lightest skies in the National Park.
- 7.14 The applicant will however stand to accord with Dark Night Skies lighting so as no to cause further impact.
- 7.15 Furthermore, the NYM Landscape Character Assessment Update (2021) confirms that new development can take many different forms and can occur at very different scales. On-going examples within the National Park include housing, village facilities, telecommunication masts, mines, sea defences, roads, and farm buildings. All will have different issues and impacts.
- 7.16 It is confirmed that the proposed development is unlikely to impact on the semi-rural character and is already a site that takes on a more sub-urban feel, due in part to the close proximity of Willow Wood Way and the adjacent stable block/arena and railway.
- 7.17 All of the perceptual qualities therefore described in the NYM Landscape Character Assessment are unaffected by the proposed development. Whilst the application site is purported to be in the open countryside it is a site that remains sufficiently linked and closely associated to the main hub of Stainsacre and is easily reached by sustainable modes of transport including walking and cycling by a network of footpaths and bus routes to the local towns.

- 7.18 The site presents a future opportunity to achieve net environmental gains such as development that would enable new habitat/biodiversity creation without harming the special qualities of the landscape of this part of Stainsacre.
- 7.19 To the east, the site is bound by six existing properties. They are formed in a linear format and comprise both traditional and substantial modern properties and provide an appropriate setting for the future development of the site.
- 7.20 Locally, the palette of materials comprises a mixture of predominantly brick, render, and pantile.
- 7.21 Essentially, is it a combination of the nearby dwellings and the rural landscape that sets the tone for the proposed development including the form, vernacular materials and the distinctive location for the development of the application site.
- 7.22 Housing of this type in the area, for a local and principal residence dwelling is scarce.

Locational justification

- 7.23 **Fig. 4** (below) shows the building pattern in the locality and the sites relationship to the five nearby dwellings. The application site is clearly in context with those and/or does not encroach beyond the realm or the scattering of these dwellings and nearby stables.
- 7.24 Should the LPA feel there is a more appropriate and sustainable position on the site for the dwelling there is ample opportunity for it to be re-positioned.
- 7.25 It is considered that the site is appropriate for development of a para. 80 e) dwelling which in turn has the potential to fully align with the following criteria:
- para. 80 e) – the design is of exceptional quality; in that it is:
 - truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas, and
 - would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

Location of development on the site

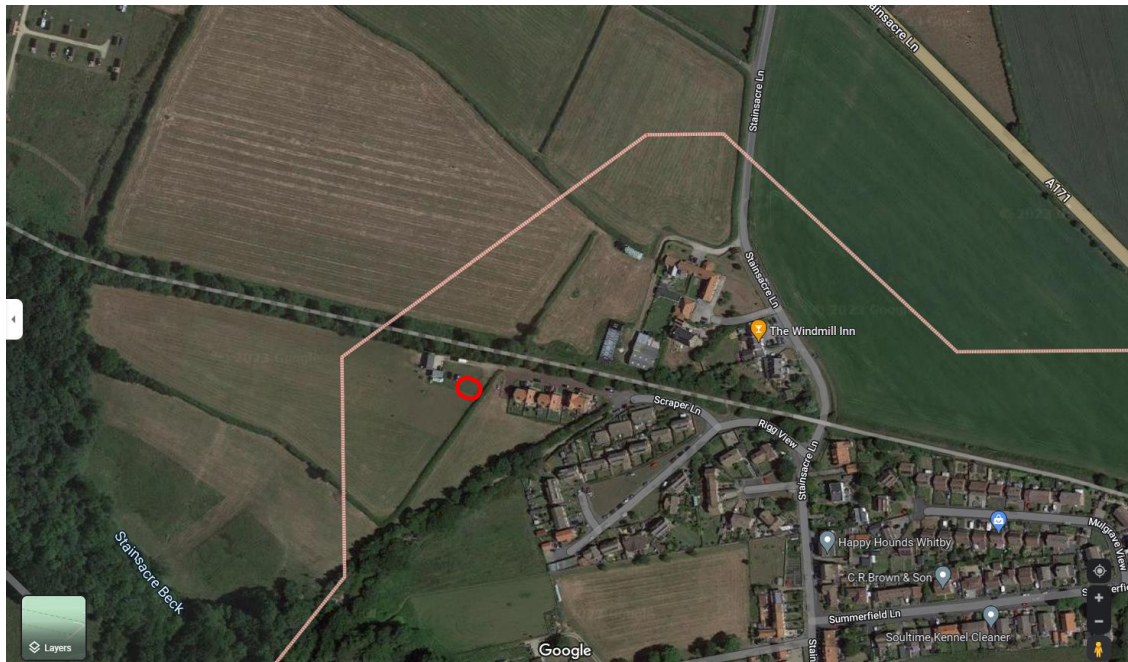


Fig 4. – Application site and development patterning is consistent with the linear flow of development through Willow Wood Way. Red line is the approximate development area. Source: Google imagery for illustrative purposes only.

Local Services and Facilities

- 7.26 In planning terms, the site is classed as being in the countryside however in reality it is located on the edge of Stainsacre village and closely associated to Hawsker and Whitby.
- 7.27 The site is sustainably and functionally well linked to Stainsacre and Hawsker and Whitby Business Park (+ others) which offer a wide variety of facilities including the following:

- Hawsker C of E School.
- Eskdale School
- Whitby Community College.
- Large convenience stores x 4.
- Village Hall.
- Designated play area x 2.
- Riding school.
- Allotments.
- Filling station.
- Large bakery.
- 3 no. public houses.
- Large DIY store.
- MUGA

Continued ...

- Park Run facility.
- Access to the former railway line.
- Car repair garages x 2.
- Trailways Cycle Hire.
- All Saints Church and Hawsker Methodist Chapel.
- Whitby Premier Lodge.

7.31 In summary, Stainsacre and Hawsker and nearby Whitby Business Park + others are settlements that are closely connected to the site and where there is a range to several useful services and facilities including a cycle networks and bus routes to and from Scarborough, Whitby, Pickering and Middlesborough.

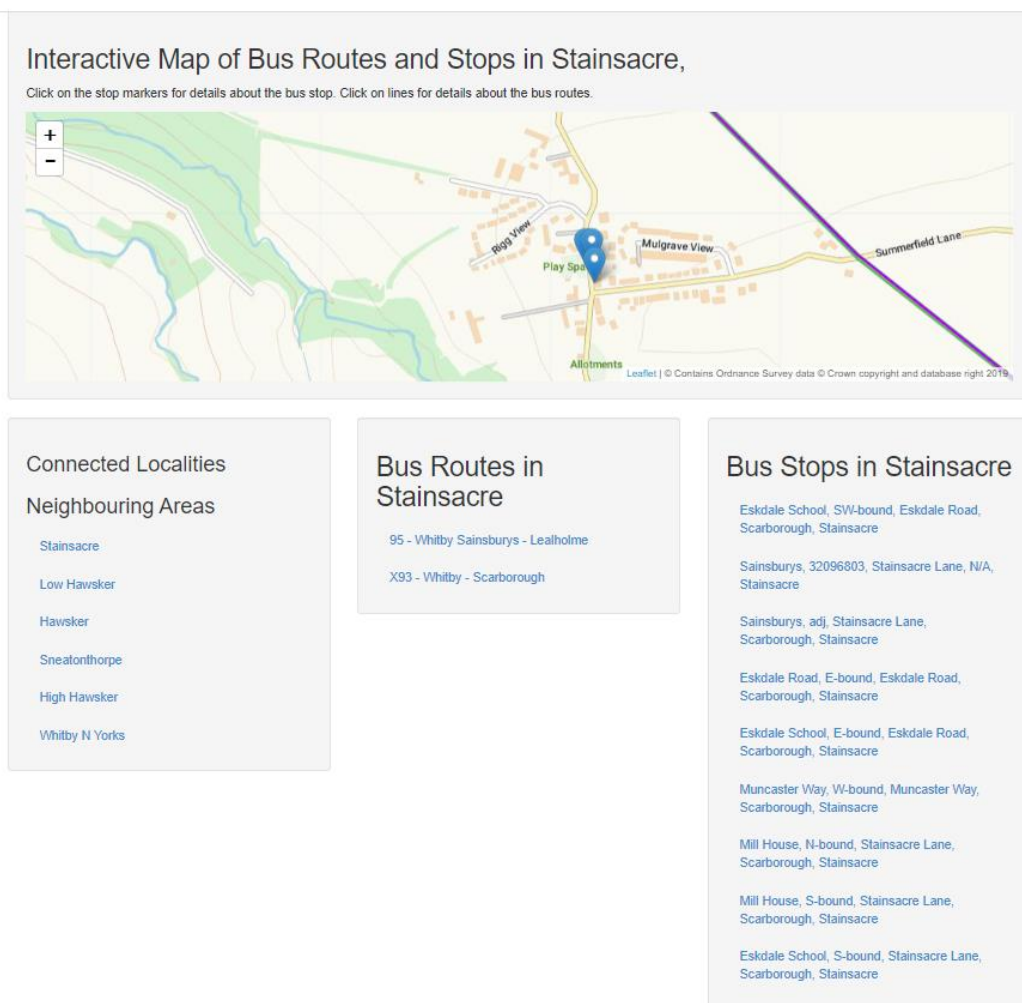


Fig 5. – Bus routes to and from Stainsacre.

Geographic Information

- 7.32 A search of Magic map has revealed the surrounding land is noted for the following countryside stewardship targeted areas:
- Woodland Priority Habitat Network (England).
 - Zone 1 – Network Enhancement.
 - Species found in locality: curlew.

- 7.33 In summary it is not considered that the local landscape poses a series constraint to the development of the site in respect of the above.

Flood Risk Assessment

- 7.34 The Government's long term flood risk information database shows the application site at extremely low risk from flooding from sea, surface water and reservoirs. A flood risk assessment is not deemed to be necessary in this instance.
- 7.35 Further to our research, it is not considered that additional surveys or appraisals are necessary in this instance and validation of the scheme as presented is requested.

Soilscape

- 7.36 Local soil structure is described as slowly permeable and seasonally wet, slightly acidic but base-rich loamy and clayey soils. It is a low carbon type with seasonally wet pastures and woodlands with modern fertility. Up to 19.9 of this type is found in England.
- 7.37 Soilscape is a useful resource offering soil overview information and confirms that the land/ground within the application is likely to be unsuitable for farming or forestry use further ruling out the use of the site for agricultural/forestry purposes.
- 7.38 In any case the land is set aside for the approved equine purposes.

8.0 The Proposal

Introduction

- 8.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of this planning application.
- 8.2 The aim of the proposal is construct 1 no. local occupancy dwelling (para. 80 e)) with associated landscaping and parking on the vacant parcel of land.
- OS Map Extract – location plan.
 - Proposed site plan - 20-08-13.
 - Site block plan – 20-08-12.
 - Proposed floor plans - 20-08-10.
 - Proposed elevations - 20-08-11.
 - Proposed dwelling visual A.
 - Proposed dwelling visual B.
 - Proposed dwelling visual C.
- 8.3 The proposed dwelling is being promoted as one with a truly outstanding or innovative design reflecting the highest standards in architecture and one that could help raise the standards of design more general in the rural area. As such, the house is designed to fit the criteria of a para 80 e) dwellinghouse where an exemplar standard will be delivered.
- 8.4 As well as promoting a house of outstanding design, the dwelling will meet a local housing demand (see local occupancy proforma at **Appendix A**) to provide a locally distinctive four-bed dwelling. It means that the applicants can live on site close to their animals and thereby reduce the level of activity including trip generation along Willow Wood Way.
- 8.5 The scale of the site allows for ample access, parking, turning and manoeuvring within the site without additional burden on the existing publicly maintainable road network. The site benefits from an existing access which will be used to access the dwelling.
- 8.6 In summary, whilst the site has ample space to accommodate more than one property there are other small scale development sites available in Stainsacre and Hawsker coming under the normal policy regime together with large scale development currently being offered up in Whitby.
- 8.7 The proposed site would not be suited to development of a high density or form, nor would it be suited to agricultural or forestry development on account of the proximity to neighbouring residential amenity and land/ground quality (as demonstrated above).

- 8.8 Therefore, the optimum viable use is 'residential use' where it is proven to be compatible with the special qualities of the locality.
- 8.9 In terms of reinforcing local distinctiveness, the location, siting, form and layout is better suited to a single, large, detached dwelling which can be assimilated to suit the sites topography and distinctive rural character. Together with one that reflects the linear nature of nearby dwellings and area features such as the former railway line and site in general.
- 8.10 The proposed dwelling would be both outstanding through a unique, yet traditional, rural vernacular design and would complement the defining characteristics of the site. It will maintain the quiet, green and special place that it is for biodiversity and wildlife net gains and for the people who would reside there as well as future generations.
- 8.11 Such a scheme would promote a combination of renewable and carbon neutral technologies to reduce energy consumption generally without placing a burden on nearby utilities. It will promote high levels of environmental sustainability through a combination of new technologies which have the potential for being deployed in modern housing and more so specifically designed for use at the site through Building Regulations approval.
- 8.12 The environmental sanctions of the dwelling will also assist in the protection and enhancement to biodiversity and geodiversity across the site i.e. reduced CO2 emissions over a conventional dwellinghouse and biodiversity net gain – although not yet formally adopted (Oct 2023).

Proposed location of the dwelling

- 8.13 The position of the house within the wider landscape is purposely sited close the site's north eastern boundary, with access from Willow Wood Way thereby forming a continuation of the recently introduced semi-urban development form. This will allow a strong physical and visual connection with the land and buildings and maintain an appropriate continuously built-up frontage onto Willow Wood Way.
- 8.14 The site's topography dictates where best to site the dwelling, towards the flattest part of the site, which is in line with the end dwelling (west) on Willow Wood Way and in line with the horse menage. This will maintain visual gaps through the site to all sides in order to preserve views of the landscape backdrop and so that no views are impinged upon. Essentially the experience of being able to see through the site is maintained.
- 8.15 The proposed location allows for access to the principal elevation of the proposed dwelling and for parking, turning and manoeuvring on the west side of the house.
- 8.16 If the house was located further to the south then far more digging out would be required and existing visual connections and tangible interaction with the local landscape and the dwellings on Willow Wood Way may be compromised or lost.

- 8.17 Siting the dwelling closer to the agricultural buildings would not be possible and in any case it is shown to be sufficiently close enough to oversee the stables/valuable equipment for surveillance purposes and presents a far better solution than a house on the north western side of the stables which may be too imposing in the landscape.
- 8.18 **Dwg. No. 20/08/11** illustrates the elevational aspects of the property and how the development effectively makes use of the site levels and natural contours. The dwelling will be dug into the rising land rather than built-up like the adjoining properties so that a partial landscape backdrop will be achieved allowing a basement to be formed. This forms an intrinsic part of the proposed design and will ensure the dwelling doesn't in its entirety breach skyline views.
- 8.19 In summary, the landscape and its features are not considered to be a constraint with regards to the introduction of a dwelling which carries many agricultural attributes, nor would a future development adversely affect the special qualities of the area and the area's prevailing landscape character.
- 8.20 For these reasons, it is proposed that the location of the house will gently nestle within the site contours close to the eastern site boundary.

Exceptional architectural approach to design

- 8.21 Drawing on the pre-application advice we will discuss in more detail how it is capable to unlock the sites unique potential. It is acknowledged from the outset that a paragraph 80 e) project is more than just an architectural statement or grand build gesture to a site.
- 8.22 The NPPF provides a response to the reality that, despite the drive to improve the design quality of new housing generally, new housing continues to be very ordinary, homogenous and with very poor environmental considerations.
- 8.23 There is no doubt that the balance is currently heavily in favour of contemporary interpretations of the country house with a sustainable flavour.
- 8.24 The golden thread running through this application is that there is not a "one size fits all approach" to innovative design. What is considered innovative in one setting may not be considered the same in another – it depends on the situation. There is little point in mimicking previously approved schemes, because what has been considered innovative in one proposal simply will not be deemed innovative in another.
- 8.25 At a recent planning forum, the LPA confirmed that it wants to see exceptional house design that advocates 'welcome to the NY Moors'.
- 8.26 What the scheme boils down to is that a clear innovative concept is evidently driving the design of the dwelling and the scheme sufficiently sets out the evidence to support the proposal.

- 8.27 Furthermore, it is a scheme that links architecture, landscape design, ecology, and up to date mechanical engineering that results in a truly outstanding and innovatively designed dwelling.
- 8.28 Our experience tells us that successful and approved projects demonstrate a strong relationship between both the landscape and architectural proposals. Collectively, the proposal seeks to enhance the site and it is seen as a place to deliver a truly outstanding vision.
- 8.29 This assessment was primarily informed through detailed assessment of the landscape and the sites constraints and opportunities.

Landscape definition

- 8.30 'Landscape' can be defined as:

'an area as perceived by people whose character is the result of the action and interaction of natural and/or human activity' (European Landscape Convention Council of Europe 2000).

- 8.31 The applicant is pursuing an application to align with the criteria of paragraph 80 e) (amongst others) of the NPPF to provide a house of exceptional quality in the countryside.

Design brief

- 8.32 In terms of the brief for the new house, the applicants wish is to create a simple, vernacular and organic dwelling which is easily maintained and economic-to-run as well as being functionally fit for purpose. The applicants are keen to promote the opportunities that will in turn allow them to maintain a healthy lifestyle and adopt a clean living environment.
- 8.33 This is a proposal for a new four bed dwelling on land at Willow Wood Way Stables.

Definition of ‘exceptional’

Source	Definition
Oxford Dictionary	unusual; not typical; unusually good; outstanding.
Cambridge Dictionary	much greater than usual, especially in skill, intelligence, quality.
Collins Dictionary	exceptional to describe someone or something that has a particular quality, usually a good quality, to an unusually high degree .

8.34 A number of paragraph 80 e) homes have now been permitted across the country. Cheryl Ward Planning has captured some of the more relevant ones and used them as examples to exhibit the similar qualities that we hope to achieve for the proposed site. They can be found in the accompanying document (at **Appendix B**).

8.35 It is interesting to note that the dwelling exhibited in Appendix B are relatively modern designs and are built in a variety of styles and materials. It is evident that these buildings are subjective and clearly would have divided opinion. Judging the ‘exceptional quality’ of buildings is not an easy process and in our experience must be taken on a case by case basis subject to the immediate surroundings and circumstances.

Reflecting the highest standards in architecture

8.35 The narrative of the proposal is taken from the client’s brief (above) as a specific response to the site context and in our opinion is sensitive to the natural and organic setting provided by the site.

Design Concept

8.36 The design inspiration is taken from the site which is rich in natural and organic appeal and its connection to the rural nature of the site, the adjacent stables and the properties on Willow Wood Way and Scaper Lane. The site has no historical connection other than its close association to the former railway to the north.

8.37 The brief sets out the level and amount of accommodation required by the client’s along with their desire for a dwelling to be of an outstanding appearance and one which ‘belongs’ in a rural setting. Their insistence to follow ‘Best Practice’ for all elements of the build has led all involved parties along a path of high levels of input to ensure their brief is met both personally and for the amenity of the area as a whole.

Form and layout

Internal

Base level

- 8.38 At basement level the accommodation comprises a ramped access on the west side giving access to an electric vehicle charging lounge, an office and cinema room.

Ground floor level

- 8.39 At ground floor the accommodation comprises, the kitchen and dining space, an office, bedroom 1 with en-suite and separate wet room off a centralised hallway. An inset glazed wall in the western gable end affords spectacular views down the Esk Valley from the kitchen/dining area with access onto a low level balcony.

First floor level

- 8.40 At first floor, there is a galleried, open plan living space together with the continuation of the inset glazed wall in the west gable end with access onto a first floor balcony, albeit under cover of an overhanging roof. There are two bedrooms with a shared bathroom at this level.

Second floor level

- 8.41 The same central stair leads to the second floor where there is a master bedroom with en-suite and dressing area. Whilst there is glazing in the end gable to provide natural light and well-being, the balcony does not extend up to this level for safety reasons.

External areas

- 8.42 Externally, the building is designed to look like a traditional barn. Farm buildings were typically designed to serve one or more functions whether it was for crop storage and processing or for the housing of livestock which is probably more likely here.
- 8.43 The original gated access will remain in situ, behind which the site will be developed. A simple driveway will be created to access the garage on the west elevation. The north elevation will remain simple with a low number of windows to timber walling to create a well balance ratio. Moving further away from the dwellings on Willow Wood Way the glazing on this elevation diminishes. All glazing is to be inset within a reveal and will use non-reflective glass.
- 8.44 At the west elevation, the dwelling projects slightly off the ground with elements of traditional stonework used to support the structure. The floor slab will sit on top of the stone wall and on top of that will sit the main body of the dwelling. The gable end will oversail the internal accommodation creating a deep in-set to minimise light spill – **see Visual A.**
- 8.45 On the south side will be the more domestic area, basement entrance and car parking which will be screened. Parked cars will therefore not be visible due to the creative design and use of land levels and partial underground works – **see Visual B.**

- 8.46 On the east side, there is a single storey, lean-to sedum roof element providing level access to the ground floor bedroom. In addition, a small, frosted window provides natural ventilation to the first floor bathroom - see **Visual C**.
- 8.47 Externally the land will flow up to the building, a key feature of the site and rural buildings in general and is set to portray an informal curtilage.

Accommodation

- 8.48 The applicant's accommodation needs follow those listed earlier in the Statement.
- 8.49 The level of accommodation aligns with the expectation of a dwelling occupying a site such as this and is one which seeks to obtain planning approval as a dwelling of exceptional quality and requisite financial input.
- 8.50 Internally, the layout allows for spacious circulation areas to ensure a relaxed internal environment.
- 8.51 The garaging and parking will be relatively concealed from view by being semi-submerged allowing for domestic paraphernalia to be well screened.

Materials and massing

- 8.52 The materials and massing has been subject to much discussion and is tailored to the rural nature of the site and assist with the formulation of a project worthy of receiving the support of the LPA. Once constructed the development would be viewed as an asset to both the site and the surrounding area.
- 8.53 Materials have been selected to be compatible and reinforce the rural location. They reflect the traditional, vernacular form of a rural landscape which defines the location.
- 8.54 The external materials used in the development comprise a mix of natural coursed stone to the basement walls and dark Siberian larch to the main walls. The roof is standing seam cladding in dark grey to replicate the appearance of a farm building with some rooflights to aid natural light and ventilation. Window frames, door frames and doors are to be aluminium timber composite with slim frames and non reflective, triple glazing (used throughout).
- 8.55 The sustainable use of materials gives the property a unique appearance when approaching the dwelling.
- 8.56 In this instance, it is not considered that a greater amount of natural stone walling is appropriate over a finish that will weather naturally and blend with the local landscape.
- 8.57 Another important factor of the design is the connection with the surrounding natural vegetation which will be seen in the background at all times. Combining local vernacular materials i.e. stone, timber and a rustic standing seam roof in the new building will provide a 'linked' effect to the rural landscape surrounding the site.

Building height

- 8.58 Albeit three storeys, the bulk and height of the dwelling will appear in the main as a two storey dwelling.
- 8.59 The LPAs attention is drawn to the height of neighbouring buildings which are higher. As the land is falling away towards the application site, it is clear that the height of the proposed building follows the contours and is seen to be diminishing in height. Essentially, the building would not be out of keeping in landscape terms.
- 8.60 In compatibility terms, it is pointed out that a two/three storey dwelling is highly unlikely to be at odds with the local built environment. Together with subservient single storey elements and diminishing and transient materials such as dark timber cladding which helps to lessen 'impact', particularly when moving away from the dwellings on Willow Wood Way, this clever design assists in assimilating the new structure into its rural surroundings.
- 8.61 The overall rhythm, bulk and massing of the structure is cleverly designed to prevent any breach of the skyline no more so than the neighbouring dwellings on Willow Wood Way. It is designed to be individually, distinctive while sitting subserviently within the local environment.
- 8.62 A palette of colours selected specifically for the new house is quietly toned and works well with grey roofing material. The colours of these external materials are proposed to echo the rural nature of the site and form a link with the adjacent stables and well established vegetation and more generally the colours of the surrounding rural/rustic landscape.
- 8.63 The chosen materials bring their own texture and when seen as a whole, make an outstanding and credible configuration reflecting the general patina across the site. They take account of seasonal colour changes through the year. Including links to the grey timber stable buildings, stock proof fencing and the darkening of the hedgerow in the winter, dark night skies and shades in the local landscape.

Design integration within and enhance its surroundings

- 8.64 The site is currently vacant. By bringing life and character to the site presents an opportunity to create a place that is safe, inclusive and accessible with an offer of raising the design and amenity standard of the immediate locality.
- 8.65 Together with the retention of existing landscape features and well established hedgerows the landscape setting and wider area is preserved, and the development can be integrated within its surroundings with ease.
- 8.66 The landscape is not considered to be a constraint with regards to its development nor would a future development adversely affect the prevailing area character. It is concluded that the proposal will result in a significant 'net gain' of enhancement to the surroundings and as illustrated would be sensitive to the defining characteristics of the local area.

Overview of key features of outstanding design quality

- Use of ground levels to create a three storey building (only visible on the west side).
- Intrinsic use of external materials and the concept of screening the house as darkness falls together with key connections to the locality and setting.
- Overhanging eaves and avoidance of light spill to protect the dark skies at night.
- Contrasting stone, timber and glass, dark grey roofs and clear glass balustrading at the western end to catch the day/sun light.
- Importance of private space at south and west side of the house to protect future occupants and neighbouring property.
- Low level impact on the wider site and neighbouring properties.
- Appropriate height dwelling to nestle within the site with land/curtilage to all sides flowing up to the dwelling.

Access

- 8.67 The site will continue to be accessed from Willow Wood Way which gives direct access into the land/application site. It is an existing adopted access which serves the properties and the applicants field/stables.
- 8.68 Once inside the site a new access would be formed from the gate to the west side of the dwelling giving direct access to the property and domestic entrance. No other roads are proposed to be formed or laid out with or within the site.
- 8.69 This is the most sensible and practical solution in terms of ensuring highway safety. In addition, there is likely to be a reduction in activity levels on the adjacent highway on account of trip generation to and from the stables.
- 8.70 Ample parking space is available at the site for the proposed use with parking, turning and manoeuvring space available for up to 6 - 8 vehicles.

Lighting

- 8.71 A small amount of subtle, low-level lighting will guide users through the site to the dwelling. Lighting will be low wattage energy use lamps and will be dark night sky compliance which can be conditioned.



9.0 Sustainability and Energy Resource Statement

- 9.1 The thermal requirements for the new dwelling have been modelled on the submitted designs and will incorporate measures to include sustainable energy provision from renewal resources as a matter of course so as not to place any greater demand on existing services/utilities locally.
- 9.2 Ecologically benign buildings need to respond to natural forces such as passive solar gain, daylight, natural ventilation and landscape as well as cultural issues such as visual intrusion, light pollution and accessibility.
- 9.3 This statement sets out the positive ability to provide an approach to meeting the building's energy demands from energy sources captured within the National Park and used in the National Park that are deemed to be sustainable whilst meeting the requirements of para 80 e) of the NPPF.
- 9.4 It is likely that a large percentage of the building's carbon footprint will be offset by introducing integrated photovoltaics in the roof panels to the south side roofscape of the dwelling. Roof solar collectors are made using the sun's properties and are integrated into the roof material which will convert sunlight to energy to produce heating and hot water.
- 9.5 The roof construction is highly compatible to accommodate them as they are fully integrated and are invisible and do not require any storage and distribution system saving up to 2/3 of annual needs for hot water in a maximum energy saving.
- 9.6 The production process is virtually an organic one making the development highly sustainable and compatible for absorbing sunlight. This heat can then be used to heat radiators, underfloor heating, warm air convectors and hot water and would be compatible with the development.
- 9.7 Finally, the property will be thermally insulated, and performance tested to meet the strictest level of Building Regulations requirements.

10.0 Self-Build

- 10.1 The applicants have a close connection to Whitby and a fundamental need to maintain those links for work, business, schooling and family connections. Whilst not living in the Parish the applicants live nearby in Whitby less than a five minute drive from the application site.
- 10.2 The applicants are the owners of 2 no. successful businesses based in and around Whitby. In addition, they have their horses at the site for which they are required to make several daily trips for feeding, exercising and general overseeing of the land and animals. Should the development be allowed, they will move to Stainsacre on a permanent basis.
- 10.3 In summary, the applicant is a genuine individual and is not a developer. They simply wish to reside in the locality where they have a previous period of residence, albeit in close proximity to the area where they have longstanding links (family) and within a sustainable distance to travel to work.
- 10.4 Self-build projects account for 7-10 per cent of new housing in England each year (around 12,000 homes) and research show that more than half of the population would like to build their own home at some stage in their lives.
- 10.5 The applicant accepts that it is a large undertaking that requires time and dedication. They have a specialist team to assist with the project management of the site and the skills needed to build a house of a truly unique and vernacular nature. They see this as an advantage and one that will result in a home that can be tailored to their needs (and others) over the lifetime of the development.
- 10.6 The benefits for the applicant to build his own home include:
- Be able to choose the specific location.
 - Deciding on the size and layout of the house - based on the local context and where there is no size threshold for new/self build dwelling currently in place.
 - Specify the design and build style of the house - bearing in mind the local patina of area.
- 10.7 In summary, there is a lot of flexibility in a self-build project and the applicant has the option to keep a close eye on the building project (if allowed). Where possible he will make use of local trades/craftsmen - budget permitting.

11.0 Conclusion

- 12.1 This section brings together the information presented within this planning statement and provides a reasoned conclusion for the approval of this application under paragraph 80 e) of the NPPF and NYM Local Plan.
- 12.2 This statement demonstrates that the proposed development accords with the relevant national and local planning policies which give great weight to rural house building that is distinctively designed in response to best suit the site's defining characteristics.
- 12.3 The calm and tranquil ambience of the site has allowed the architect to produce plans which respond to the locally distinctive forces of the area. This will allow the proposed occupants of the dwelling to interact with this special and iconic place and in turn for the dwelling to be located appropriately both in spatial and visual terms.
- 12.4 The importance of the senses outlined in the NY Moors Local Plan which typically include specific sights, smells and noises of this National Park are to be played out on the site including:
- Pinpoints of starlight against the blackness of the night sky.
 - The late swathes of purple heather moorland – Sleights Moor.
 - The verdant green grass in the farmed dales – Esk Valley.
 - The lonely calling of curlews and lapwings, returning to the moors.
 - The clink of glasses from a couple of well-earned beers.
 - Seagulls' cries as they wheel over coastal villages.
 - The warmth emanating from the building.
 - The salty tang of the sea air from the coast.
 - The smell of snapdragons and wild garlic.
 - Waking to the fresh smell of pine in the woods.
 - The woody aroma of rose hip.
 - The welcoming smell of freshly ground coffee.
 - Wild garlic pesto made with foraged leaves and flowers.
- 12.5 The proposal presents a non-harmful yet bespoke dwellinghouse, sympathetic with its location. It marks a socially, economic and ecologically interactive building of outstanding quality and attempts to reflect the local vernacular whilst bringing its own charismatic identity to the site.
- 12.6 The project seeks to make a contribution to the exceptional body of architecture in the district and wider area (NY Moors) albeit it a quietly screened part of the National Park.

- 12.7 It is a building that reflects the highest standards in architecture and one that will lift and expand the human experience in both internal and external spaces around the dwelling and the views and vistas that it creates. It is an outstanding design and truly stands out to raise the standard of design in the rural area.
- 12.8 The Statement provides detailed justification to demonstrate how the application meets locational and design requirements of a para. 80 e) dwelling, as well as being sympathetic to the defining characteristics of the locality and promoting high levels of sustainability.
- 12.9 The proposed development therefore accords with the relevant policies of the National Planning Policy Framework and the NYM Local Plan. Taking account of the development plan in force and the core principles of sustainable development we would request that in accordance with this guidance the development is respectfully approved.

Notes:

Planning Court: The meaning of “new isolated homes” in NPPF para. 55 (now para. 79) DATE: 04 Dec 2017 Paragraph 55 of the National Planning Policy Framework for England states that local planning authorities should “avoid new isolated homes in the countryside” unless there are “special circumstances”, examples of which are then given. When would a new home be an “isolated home”? In *Braintree District Council v Secretary of State for Communities and Local Government* [2017] EWHC 2743 (Admin), the Council challenged the decision of a planning inspector that a proposal for new housing in the countryside would not result in new “isolated homes” because “there are a number of dwellings nearby”. The Council submitted that this could not be reconciled with the inspector’s view that the accessibility of the proposed site to “services, facilities and employment” would be “poor”. Lang J rejected the Council’s case, agreeing with the Secretary of State that the word “isolated” in paragraph 55 of the NPPF should be given its ordinary, objective meaning. This is a home “far away from other places, buildings, or people; remote” (Oxford Concise English Dictionary). A home that is “isolated from services and facilities” is not, therefore, necessarily an “isolated home” as the Council contended. The judge agreed that this would be to add an unwarranted gloss to the word “isolated” as it is used in the NPPF. Gwion Lewis acted for the Secretary of State for Communities and Local Government. The judgment is available [here](#).

Cheryl Ward Planning

Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

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

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 - Planning Supporting Statements
 - Discharge planning conditions
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- Planning Enquiries
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 - Prepare and submit planning appeals.

NYM Moors, Yorkshire Dales, Whitby, Scarborough, Ryedale, Hambleton, Redcar and Cleveland, Selby, Wolds, North Lincolnshire, Northeast

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PLANNING POLICY STATEMENT

At: Land at Willow Wood Way,
Stainsacre

NYMNP

03/02/2023

Cheryl **Ward**
Planning

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Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 Introduction

- 1.1 Acting upon the request of the applicant Cheryl Ward Planning has been instructed to submit a planning application in relation to the area outlined in red on the attached location plan at Land at Willow Wood Way, Stainsacre, Whitby.
- 1.2 The applicant has instructed the construction of 1 no. local occupancy dwelling (para. 80) with associated landscaping and parking on a vacant parcel of land owned by them. It is where they have a series of existing buildings and structures associated with the keeping of horses.
- 1.3 The intention is to create a sustainable dwellinghouse which is both truly outstanding and innovative in its design whilst in keeping with the local vernacular style of the National Park, which is predominantly rural in character.
- 1.4 It is a proposal that is exceptional in architectural aesthetics and one which seeks to significantly enhance its immediate surroundings. The scheme has been the subject of discussions and engagement with the Parish Council together with the applicants own independent team of experts. The scheme as submitted has evolved to incorporate the advice and comments received by those consultees and is considered to satisfy the criteria of paragraph 80 e) of the National Planning Policy Framework (NPPF).
- 1.5 The application is a full planning application under the Town and Country Planning Act 1990 and specifies all the necessary information needed to make an informed decision.
- 1.6 The accompanying plans prepared by The Sustainable Design Studio identify the site, the location and reflect the highest standard of design. The proposed development will occupy only a modest area of 2.2 hectares.
- 1.7 The LPA have confirmed that the site lies within the 'open countryside' and therefore in view of its locational status it is able to be put forward under para. 80 e) of the NPPF. Such sites are few and far between.
- 1.8 In summary, where agricultural and forestry uses are not compatible with the surrounding land uses, it is the applicants wish to secure a 'signature' National Park development, fitting to the locality and for the development to be seen as a locally distinctive development in the National Park landscape for which they wish to invest.
- 1.9 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 National Park Purposes and Duty and Purpose of Statement

2.1 The North York Moors National Park was formally designated in 1952 under the National Parks and Access to the Countryside Act 1949. The two key purposes are to:

- 1. Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.**
- 2. Promote opportunities for the understanding and enjoyment of the special qualities of the National Park.**
- 3. Whilst achieving the above, seek to foster the economic and social wellbeing of local communities.**

2.2 In addition, The English National Parks and Broads Circular 2010 provides useful guidance on National Parks in general terms. This circular was produced by the Department for the Environment, Food and Rural Affairs (DEFRA) and sets out the government's vision for National Parks. The most relevant section is Section 4 covering National Park statutory purposes, climate change, securing a diverse and healthy natural environment and maintaining vibrant, healthy and productive living and working communities.

2.3 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. The aim of this statement is to discuss the planning policies which are concerned with determining the application and how the development is a suitable response to national and local planning policies through the NPPF and North York Moors National Park's Local Plan.

3.0 Planning Policy Context

Legislative Context

Planning and Compulsory Purchase Act 2004

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

National Planning Policy (NPPF) (2021)

- 3.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 3.5 The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 3.6 The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant statutory requirements.
- 3.7 The NPPF states at paragraph 7 that 'at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.
- 3.8 Paragraph 8 states that 'achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways' (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) an economic objective
 - b) a social objective
 - c) an environmental objective

- 3.9 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, so that sustainable development is pursued in a positive way.
- 3.10 Paragraph 9 states that ‘planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect local needs and opportunities of each area’.
- 3.11 With reference to Paragraph 11, it is important to note that for decision-taking this means:
- Approving development proposals that accord with an up-to-date development plan without delay; and
 - Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision making

- 3.12 Further advice on decision-taking which is of relevance to the current scheme is provided at Paragraph 38 of the Framework:
- Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 3.13 The early engagement suggested by the NPPF has been undertaken in a bid to assist in the efficiency and effectiveness of the determination of this planning application, paragraphs 39 – 46 of the NPPF highlight the importance of pre-application engagement.
- 3.14 Paragraph 77 provides advice on rural housing. It states that ‘in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs’.

Promoting healthy and safe communities

- 3.15 Paragraph 95 of the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
 - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
 - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 3.16 Paragraph 93 follows on to say that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
 - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
 - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
 - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 3.17 Paragraph 78 is keen to promote sustainable development in rural areas, 'housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.

Rural housing

3.18 **Paragraph 80** is the key policy pertaining to the application. It states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Achieving well-designed places

3.19 The NPPF advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

3.20 Paragraph 126 of the NPPF confirms that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

3.21 Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and 39
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Conserving and enhancing the natural environment

3.22 Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

Continued ...

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

3.23 Paragraph 176 is highly relevant in that it is confirmed that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

3.24 In addition to the above, paragraph 177 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Habitats and biodiversity

3.25 Paragraph 179 seeks to protect and enhance biodiversity and geodiversity, plans should:

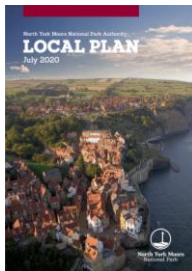
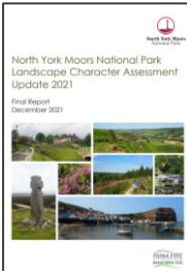
- a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

3.26 Paragraph 180 confirms that when determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity 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;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact 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;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are holly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

The policies

3.27 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

DOCUMENT	POLICIES AND DENOTATION
The Planning and Compulsory Purchase Act 2004	
National Planning Policy	
National Planning Policy Framework (NPPF) (2021)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 39, 47, 51, 92, 93 126, 130, 174, 176, 177, 180.
Local Development Plan in force	
NYM Local Plan (2020) 	Strategic Policy A – Achieving National Park Purposes and Sustainable Development. Strategic Policy B – The Spatial Strategy. Strategic Policy C – Quality and Design of Development. Strategic Policy E – The Natural Environment. Strategic Policy G – Landscape. Strategic Policy H – Habitats, Wildlife, Biodiversity and Geodiversity. Policy ENV1 – Trees, Woodland, Traditional Orchards and Hedgerows. Policy ENV2 – Tranquillity. Policy ENV4 – Dark Night Skies Strategic Policy M – Housing. Policy CO10 – Housing in Open Countryside. Policy CO13 – Local Connection Criteria for Local Needs Housing.
Supplementary Planning Documents 	RTPI Biodiversity in Planning. NYM Landscape Character Assessment Update (2021). NYM Management Plan (2021).
Others	Department for Levelling Up, Housing and Communities website.

Tab 1.- Planning policies

3.28 The above Policies can be viewed in full on the Authority's website - <https://www.northyorkmoors.org.uk/planning/framework>

NYM Local Plan — July 2020

- 3.28 The NYM Local Plan (2020) covers the whole of the administrative area of Scarborough District (excl. the NYM National Park) and is the Development Plan in force for area and for this application.
- 3.29 Applications for planning permission are primarily considered against policies set out in the 'development plan' for the North York Moors National Park. This is made up of a series of formal planning documents that have been through a period of consultation and testing and have been subsequently formally adopted by the National Park Authority.
- 3.30 The NYM Local Plan was adopted on 27 July 2020 and will be in place for the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It acknowledges that there is a need for new homes, jobs and services.
- 3.31 The role of this Plan is said to manage the 'often competing aims by putting in place a set of policies to guide careful decision making on where new development will be located and how it will look and function'. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.
- 3.32 **Strategic Policy C** (Quality and Design of Development) confirms that in order to maintain and enhance the distinctive character of the National Park development will be supported where the proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park design guide.

Para. 80 dwellings in the National Park

- 3.33 There is no specific planning policy within the NYM Local Plan which deals with paragraph 80. dwellings although a few have been approved (prev. para. 79):

NYM/2019/0163/FL – demolition of stable/barn and construction of 1 no. local occupancy dwelling with associated amenity space.

- 3.34 In the above case it was confirmed that whilst the application was considered to be outside the current policy requirements of the NYM Local Development Framework, owing to the fact that although the site reads as being 'in village' the site would not be classed as a gap site within a continuously built up frontage if vacant.
- 3.35 Nevertheless the above development was one that was supported in the Authority's new Local Plan (the now Development Plan in force) and represented a new approach to 'in-village' housing development which is endorsed by the Authority.

- 3.36 It is also worthy of note that the then Secretary of State in introducing permitted development rights to turn agricultural buildings into 3 open market dwellings (now 5) outside of National Parks without planning permission commented that, whilst National Parks have been exempted, this would be reviewed if National Parks did not demonstrate some flexibility in the re-use of rural buildings generally.
- 3.37 Whilst this would not be a conversion of an existing building, the final scheme still takes the form of a modern interpretation of an agricultural building, which is considered to be more acceptable for the site rather than a dwelling with more of a typical domestic appearance. In any case, although on the edge of the village it is difficult to consider that this site is in the open countryside.

Location on the edge of Stainsacre

- 3.38 The application would not extend the built form of the village further in any way by virtue of the existing buildings on the site. Within this location there are a number of buildings including stables and associated equestrian paraphernalia and other key features such as the former railway line which prevent further development encroaching the open countryside to the north. Therefore there is already an existing activity level associated with the surroundings.
- 3.39 To the east, 6 no. local needs dwellings have been constructed in the last 10 years on the adjacent site and whilst situated within the village nor did they constitute an infill plot as required by planning policy, more so as an exception to planning policy.
- 3.40 Given the setting, the proposed development similarly to the 6 no. adjacent dwellings is not considered to have a detrimental impact on the neighbouring land uses and would provide a local occupancy dwelling for a local family. The applicants have proven that they meet the requirements of the local occupancy criteria and therefore the proposal is considered to comply with **Policy CO10**.
- 3.41 In lieu of the fact that there is no direct, relevant policy for para. 80 dwellings, **Policy CO10 (Housing in Open Countryside) and Policy SPC (Design)** of the NYM Local Plan are the most relevant to the application. Policy CO10 states that in order to maintain the quality of the National Park landscape, housing development in Open Countryside will only be permitted in the following circumstances:
1. Where there is an essential need for a dwelling in the proposed location to support established farming, forestry or other essential land management activities. It must also be demonstrated that:
 - a) The need for the accommodation cannot be met through the reuse or alteration of an existing suitable building.

Continued ...

- b) The proposed accommodation is essential to the functioning of a financially sound enterprise that has been established for at least three years;
- c) The dwelling will be used only in connection with that enterprise; and
- d) The size and specification of the dwelling is commensurate with the functional need for accommodation.

Occupancy will be restricted to agricultural, forestry or other essential land management workers.

2. Where an existing dwelling is to be replaced in accordance with Policy CO14, Replacement Dwellings;

3. Where a rural building is of architectural or historic interest and is converted in accordance with Policy CO12, Conversion of Existing Buildings in Open Countryside. Dwellings that are not of a high quality or that have a harmful impact on the landscape will not be permitted.

- 3.42 New dwellings must also be of a scale appropriate to the size and function of the settlement. Development proposals must be well related to the form and grain of the existing surrounding residential development and should make efficient use of the available space. This means allowing scope for the full capacity of the site to be developed in future if the initial proposal is for just part of the site.
- 3.43 Suitable small sites may not always be a gap within a continuously built up frontage but they will always fit in with the existing pattern of the settlement. It is not intended to allow consolidation of sporadic outlying development or to allow villages to expand into open countryside.
- 3.44 Consolidation of the open countryside will not take place at the application site as it constitutes a site with an existing rural development and where buildings have existed for some years.
- 3.45 In summary, the development has been development and is in alignment with prevailing policies **SPC, SPM and CO10**.

Planning Classification

3.46 In planning terms, the site is classed as being in the open countryside however it is located between two development boundaries and is in villages where active development is taking place to deliver the Districts housing need. The site is sustainably and functionally well linked to two main villages which offers up a wide variety of facilities including:

- Hawsker C of E School.
- Eskdale School
- Whitby Community College.
- Large convenience stores x 4.
- Village Hall.
- Designated play area x 2.
- Riding school.
- Allotments.
- Filling station.
- Large bakery.
- 3 no. public houses.
- Large DIY store.
- MUGA
- Park Run facility.
- Access to the former railway line.
- Car repair garages x 2.
- Trailways Cycle Hire.
- All Saints Church and Hawsker Methodist Chapel.
- Whitby Premier Lodge.

4.0 Planning policies (in more detail)

- 4.1 With respect to the site's context, it is a substantial plot located on the edge of Stainsacre, albeit in the open countryside where it is demonstrated that there are no other suitable and available locations within the village to meet the applicants 'local need'. The NYM Spatial Strategy does not consider housing under paragraph 80 of the NPPF.
- 4.2 The site is part of an established private equestrian unit complete with stables, manege and would be in line with the existing development pattern. The application site is located at the end of Willow Wood Way (west) close to 6 no. residential dwellings, accessed via an existing access road off Scraper Lane. The proposal is for a new dwellinghouse to the west of Willow Wood Way sought under Paragraph 80(e) of the NPPF in view of the more isolated location it occupies.
- 4.4 Due to the site being located outside of any defined Development Limit, the proposal site is considered to be located in the open countryside, where **Policy CO10 (Housing in Open Countryside)** of the NYM Local Plan is relevant together with **Strategic Policy C (Design)**.
- 4.5 SPC seeks to maintain and enhance the distinctive character of the National Park, development will be supported where:
1. The proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide;
 2. The proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular;
 3. The siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality;
 4. The scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers;
 5. Sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources;
 6. A good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species forms an integral part of the proposal;
 7. Proposals enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts;

Continued ...

8. Provision is made for adequate storage including storage for domestic items kept outdoors and waste management facilities;
9. Where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way; and 10. The proposal ensures the creation of an accessible, safe and secure environment for all potential users, including the elderly, children and those with a health condition or impairment.
- 4.6 **Policy CO10** refers to ‘other essential land management activities’ however it is not specified what would constitute one of those. Otherwise, it is a site regarded as open countryside where development will be strictly controlled and will only be permitted where in the case of residential development it can be shown that it is essential to the needs of agriculture or forestry or that there are ‘other essential land management activities’ (such as para. 80) which warrant the granting of planning permission.
- 4.6 The exceptional circumstances which exist to justify the granting of planning permission in this case are down to the alignment with para. 80 e) of the NPPF and **Policy SPA, SPC and CO10** of the NYM Local Plan and is therefore considered to be an acceptable development in principle.
- 4.7 Notwithstanding the Authority’s adopted policies which may preclude new dwellings in open countryside and within smaller and larger settlements, the National Planning Policy Framework (under para. 80(e)) offers some scope for new homes in the countryside if there are special circumstances e.g. the exceptional quality and is truly outstanding, reflecting the highest standards in architecture, and would help to raise the standards of design more general in rural areas.
- 4.8 It is a building proposed to meet para. 80(e) and is of exceptional quality. It responds to its location in a way that enhances the ability to appreciate the natural landscape, together with a landscape strategy that seeks to reinforce and enhance the existing development form, represent a positive benefit and an exemplar of how such development is able to be delivered on a sympathetic and essentially well screened site.
- Coalescence of spaces
- 4.9 It is acknowledged that by designating Development Limits around settlements the LPA can seek to protect the open landscape between certain settlements from harmful development, such areas are particularly important in defining and framing settlements and preserving their separate physical identities.

- 4.10 It is further acknowledged that if development between settlements is not strictly controlled, then the gradual erosion of the space will lead to the loss of clear identity and a sense of physical coalescence. The NYM National Park does not define any development limits and aim to control development on a case by case basis.
- 4.11 A new separate dwelling situated between dwellings on Willow Wood Way and the stables would not in our opinion lead to a gradual erosion of rural space. It is to all intents and purpose an optimum site on which to site a dwelling and is not considered to erode the present open countryside character of the site situated between villages.

Achieving sustainable development

- 4.12 The Local Plan confirms that no development limits are set and through pre-application guidance taken prior to the submission of the application it is confirmed that the site is within the open countryside.
- 4.13 The application site is an important part of the applicants land holding, it is well screened and would not be seen to in-fill an important open space, (when it is already deemed to be in 'open countryside'); rather it is a scheme that would deliver outstanding economic, social and environmental benefits. These benefits will be delivered jointly and simultaneously to reflect that the three overarching objectives of the planning system are interlinked.

The economic benefits of the proposed development include:

- Paragraph 80 – the provision of a locally distinctive and outstanding dwelling that is of exceptional design and quality reflecting the highest standards of architecture.
- Drives up and maintaining the standard of design and sustainability for rural housing both locally and nationally.
- Provision of a private residence for the future occupants to enable them to effectively manage and oversee the remainder of the site which will carry an equestrian use.
- Drive up the value of properties nearby by significantly enhancing the immediate setting with a development that is sensitive to the defining characteristics of the area as per paragraph 80 (e) of the NPPF.
- The proposal will make effective use of land as required by the NPPF.

The social benefits of the proposed development include:

- Providing a well-designed scheme with the creation of a high quality building and materials and one where design is seen to be fundamental to the planning process.
- The proposal creates a better place for the applicants to live and continue to work with one that could be acceptable to the community.
- Achieves a well-designed place with the creation of a truly outstanding, high quality building.

Continued ...

The environmental benefits of the proposed development include.

- High levels of sustainability would be incorporated in the development.
- Plans to conserve and enhance the special qualities of Stainsacre, the site and the nearby NY Moors National Park landscape and features of the wider site for this and future generations to enjoy.
- Making effective use of the land to achieve net environmental gains such as new habitat creation, hedgerow management and other site vegetation and regeneration throughout the site as a whole.
- Paragraph 119 recognises that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.14 The development would therefore deliver clear economic, social and environmental benefits to the local area. It will deliver a sustainable development that is of good quality and one which would raise the standard of design and quality and expectations of design in a rural area.

4.15 The creation of a dwelling in this location presents no detrimental impact on the privacy or amenities of the adjacent dwellings nor does it interfere with the surrounding land uses nor users of the adjacent highway/PROW. The dwelling would comprise a principal residence which:

- Helps the village to grow and thrive.
- Permits easy access to nearby services by foot or other modes of sustainable travel if required i.e. Stainsacre, Hawsker and access to local bus services.
- Is compatible with existing uses (residential, equestrian and agricultural).
- Benefits from an existing access(es) and wouldn't conflict with others.
- Safeguards a controlled level of development.
- Offers up exceptional design and promotes local distinctiveness and good quality.

4.16 Also, the aspect of precedent needs to be addressed. To allow a new dwelling here is highly unlikely to be seen as weakening the necessarily strict level of control in the Open Countryside.

- 4.17 Allowing this site to be developed is unlikely to lead to pressures for similar development locally which would be then harder to resist, and which could progressively erode the character of another part of the 'open countryside'.
- 4.18 Allowing a controlled consent here would not lead to a further application for the remainder of the land which would result in intensification of development on this site.

Housing

- 4.19 **Policy SPA, CO10 and CO8** identifies sites capable of accommodation new house building across the Local Plan area, it does not specifically refer to Paragraph 80 homes in open countryside other than those to support the land-based economy, conversion of redundant or disused traditional rural buildings and changes of use to tourist accommodation.
- 4.20 The proposal should not be confused with affordable dwellings, a rural exception site or those required for the land-based economy i.e. forestry, farming or equine related facilities, rather it is a para. 80 dwelling which is considered to be truly outstanding in its design.
- 4.21 The site is well managed and has been maintained by the applicant for some years and now presents an optimum opportunity to improve the character and appearance of the site together with further opportunities for environmental enhancement.

Design

- 4.22 The design is at an advanced stage and will introduce changes for the betterment of the site. Good design helps to ensure that those changes build on the existing qualities of an area, enhancing its attractiveness not only in terms of how a place looks also but how it feels to live, work and spend time in.
- 4.23 The applicants are keen to ensure that a well-designed scheme is embedded in the foundations of the proposal so that the buildings will stand the test of time. As such, they have infinitely planned a development that is compatible with the site and the surroundings.
- 4.24 The key features of the design (referenced in Section 8 of the Planning Supporting Statement) are central to the success of assimilating the development onto the application site and will assist in helping to ensure that as well as being attractive and interesting that the dwelling and site is easy to navigate and feels safe site to be in.

- 4.25 **Policy SPC** is keen to ensure that development proposals create high quality durable places that are similarly accessible and well-integrated with their surroundings. The site therefore:
- Reinforces local distinctiveness.
 - Provides a well-connected realm which is accessible and usable by all, safe and easily navigated.
 - Protects amenity and promotes well-being.
- 4.26 The development reinforces local distinctiveness in acknowledgment of its location of development, siting, form, layout, scale and detailed design which is receptive to the context provided by its surroundings including:
- The topography and landform that shape the local landscape in which the dwelling will be sited.
 - Views, vistas which frame the site and influence the position of the dwelling – it is a site that naturally dictates where the development should be sited.
 - The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.
- 4.27 As expected by the LPA the design of the development (amongst others):
- Incorporates appropriate hard and soft landscaping features to enhance the setting of the development and/or space.
 - Contributes to a safe and well-connected place.
 - Seeks to reduce crime and the fear of crime through the careful design of buildings and spaces.
 - Makes efficient use of land and to be built at a density which is appropriate to its surrounding context.
 - Uses appropriate materials and traditional construction methods and techniques are used.
- 4.28 The use of the site for residential purposes does not lead to detrimental changes in the level of activity surrounding the area. Post development it will be compatible with the existing ambience of the immediate locality and the surrounding area. Neighbouring land uses would not be prejudiced to a harmful degree.
- 4.29 It is concluded that the cumulative impact of the development on the character of the area has therefore been considered as has the design principles established in **Policy SPC**.

5.0 Local Services/Facilities

- 5.1 Stainsacre is classed as a 'smaller village' in the LPA's settlement hierarchy for the services it provides are few and far between. Where these are identified, the consolidation of services between other villages and the nearby main town of Whitby makes up for a sustainable form of services and facilities.
- 5.2 The NPPF is keen for LPAs to recognise that there must be some flexibility in villages sharing facilities where they are well connected. Stainsacre is closely connected to Hawsker and Ruswarp and Sneaton falling within a 2 mile radius.
- 5.3 For the applicants, living close to these villages will allow them the continuity to work in the locality and access to the type and kind of services they are accustomed to. This is a sustainable venture and also for visiting family members, health and social welfare.
- 5.4 The impact from travel movements arising from the proposed development will be lessened by the proposal.
- 5.5 The question of sustainability of housing proposals in rural areas settlements and villages in terms of distance to services and facilities continues to be a difficult and uncertain issue. The fact that a site falls outside or even partly outside of the defined settlement boundary need not be fatal.
- 5.6 There is no national planning policy against development in settlements without facilities and services. On the contrary, paragraph 78 says 'where there are groups of similar settlements, development in one village may support services in a village nearby'.
- 5.7 Planning policies whether in the Local Plan or in the NPPF should not be overinterpreted for fear that this could distort their true meaning.
- 5.8 The section on rural housing in the NPPF deals specifically with the location of new housing. The first sentence of paragraph 79 tells LPA's that housing should be located 'where it will enhance or maintain the vitality of rural communities'.
- 5.9 The concept of 'vitality' of a rural community is wide and undefined. Neither the NPPF or the Local Plan contains the definition of 'isolated', 'community', 'settlement' or 'village'.
- 5.10 As a proposed dwelling in the Open Countryside it is not truly 'isolated' and the continued use of the site for residential purposes confirms this. In essence, the site can still enhance and maintain the vitality of the rural community providing the supply of housing is required to meet the needs of the present and future generations which the current proposal clearly does. The proposal therefore contributes to sustainability because of its proximity to other homes and villages.

6.0 Planning Assessment and Conclusion

- 6.1 This section brings together the information presented within this Planning Policy Statement and provides a reasoned conclusion for the approval of the application.
- 6.2 This statement demonstrates that the proposed development accords with the relevant national and local planning policies. Paragraph 7 of the NPPF (2019) states that at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.3 Ultimately the above local planning policies are seeking to achieve housing to meet an identified local need in the less sustainable villages in the wider District however this proposal goes above and beyond the normal planning policies with a development that will deliver significant economic, social and environmental benefits including:
- An exceptional quality dwellinghouse, to drive up the standard of design and sustainability in rural areas both locally and nationally.
 - Providing a local occupancy dwelling for the applicants to enable them to effectively manage and oversee their businesses which they own locally (Whitby).
 - Incorporating sustainable and innovate technologies in the design, to promote high levels of sustainability in this and future rural housing developments.
 - Establishing a sensitive plan to conserve and enhance the special landscape qualities and features of the wider site.
 - Conserving and enhancing the biodiversity value of the site.
 - Protect an internationally designated dark night sky reserve.
- 6.4 It has been proven that residential use is an 'optimum viable use' for the site, where agricultural and forestry uses are not compatible with the surrounding land uses.
- 6.5 The dwelling is to be positioned on the most sustainable part of the site which is well screened from public view and is compatible with existing and neighbouring land uses, including open countryside and other residential uses. As such the dwelling can easily be assimilated into the landscape close to Willow Wood Way.
- 6.6 Whilst the development constitutes a new build dwelling in the open countryside it is with the greatest of care and one that is considered to result in an improvement to the visual amenities and vitality of the locality. The proposal is truly '*outstanding*' and reflects the '*highest standards in architecture*' through its design which has evolved based on a comprehensive understanding of the site and its surroundings, teamed with the use of sustainable and innovative technologies never previously sought in this setting.

- 6.7 The proposal adopts the principles found in '*organic architecture*' with natural, softened edges and with a sensitive (simple) landscaping scheme, a fundamental element of the proposal which will both conserve and enhance landscape setting, the open countryside, nearby residential amenity and the North York Moors National Park area.
- 6.8 The proposed development has evolved based on a comprehensive understanding of the landscape and its defining characteristics. The proposed development is therefore sensitive to the defining characteristics of the local area.
- 6.9 The proposal therefore comprises 'sustainable development' in the truest form and this application should be approved in accordance with the National Planning Policy Framework.

Notes:

Planning Court: The meaning of “new isolated homes” in NPPF para. 55 (now para. 79) DATE: 04 Dec 2017 Paragraph 55 of the National Planning Policy Framework for England states that local planning authorities should “avoid new isolated homes in the countryside” unless there are “special circumstances”, examples of which are then given.

Braintree District Council v Secretary of State for Communities and Local Government [2017] EWHC 2743 (Admin), the Council challenged the decision of a planning inspector that a proposal for new housing in the countryside would not result in new “isolated homes” because “there are a number of dwellings nearby”.

The Council submitted that this could not be reconciled with the inspector’s view that the accessibility of the proposed site to “services, facilities and employment” would be “poor”.

Lang J rejected the Council’s case, agreeing with the Secretary of State that the word “isolated” in paragraph 55 of the NPPF should be given its ordinary, objective meaning. This is a home “far away from other places, buildings, or people; remote” (Oxford Concise English Dictionary).

A home that is “isolated from services and facilities” is not, therefore, necessarily an “isolated home” as the Council contended. The judge agreed that this would be to add an unwarranted gloss to the word “isolated” as it is used in the NPPF.

Gwion Lewis acted for the Secretary of State for Communities and Local Government.

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NYMNP

03/02/2023

APPENDIX B - PARAGRAPH 80 - KEY EXAMPLES

Land at Willow Wood Way, Stainsacre

Examples of Paragraph 80 dwellings

The countryside house clause known as Paragraph 80 is one of the few items of planning law for new homes which explicitly demands exceptional architectural standards.

Paragraph 80 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

(e) the design is of exceptional quality in that it:

- is truly outstanding, reflecting the highest standards in architecture and would help to raise standards of design more generally in rural areas;
- and would significantly enhance its immediate setting;
- and be sensitive to the defining characteristics of the local area.

With this policy criteria in mind, the setting out of the examples below are intended to provide a few relevant samples of some of the most recent illustrative designs which have been found to be acceptable for this type of dwelling (para. 80 e). They have been selected for their striking similarities and vernacular features to the setting of the application site, the vernacular features surrounding the site including the local palette of materials to the site at Willow Wood Way, Stainsacre.

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The Fig 1. - Autarkic House, the site is within the boundary of the Grade II Listed Oxton House Park and Garden, and also within the Teignbridge Area of Great Landscape Value, Devon.
Source: <https://www.designreviewpanel.co.uk/post/innovative-para-79-house-approved-the-autarkic-house> - for illustrative purposes only.



Fig 2. - Designed by [Moloney Architects](https://www.moloneyarchitects.com/) with two identical volumes that separate the living spaces, this modern [wood house](https://www.gessato.com/modern-wood-house-two-halves-house/) defies convention and traditional architecture. Source: <https://www.gessato.com/modern-wood-house-two-halves-house/> - for illustrative purposes only.



Fig. 3 – Set within a 50 acre site on the edge of the Ashdown Forest, this new Para 79 dwelling is located next to a Humphrey Repton landscape.
Source: <https://www.homebuilding.co.uk/planning> - for illustrative purposes only.



Fig. 4. Source: <https://www.hawkesarchitecture.co.uk/ashdown-forest/> - for illustrative purposes only.



Fig 5. – Source: <https://www.studio11architecture.co.uk/paragraph-79-architecture/> - for illustrative purposes only.



Fig 6. - The Spinney in South Warwickshire. Source: <https://www.pritchardandcompany.co.uk/news/paragraph-79-houses.html> - for illustrative purposes only.



Fig 7. – Weald House, South Downes. Source: <http://huskissonbrown.co.uk/huskissonbrown/portfolio-item/weald-house-paragraph-55-dwelling/> - for illustrative purposes only.



Fig. 8 – An elegant and relatively modest Paragraph 79 dwelling, Lake House is set within 40 acres of the High Weald AONB adjacent to former fishing lakes and a derelict railway line.
Source: <https://www.hawkesarchitecture.co.uk/lake-house/> - for illustrative purposes only.



Fig 9. – Source: <http://idarchitecture.co.uk/project/barrow-house/> - for illustrative purposes only.



Fig 10. – Rural Solutions – Forest of Dean AONB -

<https://uk.images.search.yahoo.com/search/images; ylt=AwrFGq2p5N9iirYAdBBNBQx.; ylu=c2VjA3NIYXJjaARzbGsDYnV0dG9u; ylc=X1MDMjExNDcxNzAwNQRFcgMyBGFjdG4DY2xrBGNzcmNwdmlkA1IDSVFUekV3TGpKbndkcINZUW9tRndCME1tRXdnQUFBQUFEVzJHNmYEZnIDbWNhZmVlBGZyMgNzYS1ncARncHJpZANjRjZKY3NLQ1RST3RZTmUzOTB3a0NBGG5fc3VnZwM1BG9yaWdpbgN1ay5pbWFnZXMuMuc2VhcmNoLnlhaG9vLmNvbQRwb3MMDMARwcXN0cgMEChFzdHJsAwRxc3RybAMyNgRxdWVyeQNwYXJhJTlwODAlMjBkd2VsbGluZ3MlMjB1awR0X3N0bXADMTY1ODg0MDQxMw--?p=para+80+dwellings+uk&fr=mcafee&fr2=sb-top-uk.images.search&ei=UTF-8&x=wrt&type=E211GB384G0> – for illustrative purposes only.



Fig 11. – Rural Solutions – Reservoir House -

<https://uk.images.search.yahoo.com/search/images; ylt=AwrFGq2p5N9iirYAdBBNBQx.; ylu=c2VjA3NIYXJjaARzbGsDYnV0dG9u; ylc=X1MDMJExNDcxNzAwNQrfcgMyBGFjdG4DY2xrBGNzcmNwdmIka1IDSVFUekV3TGpKbndkcINZUW9tRndCME1tRXdNQUBQUFEVzJHNmYEZnIDbWNhZmVlBGZyMgNzYS1ncARncHJpZANjRjZKY3NLQ1RST3RZTmUzOTB3a0NBGG5fc3VnZwM1BG9yaWdpbgN1ay5pbWFnZXMuMuc2VhcmNoLnlhaG9vLmNvbQRwb3MMDMARwcXN0cgMEcHFzdHJsAwRxc3RybAMyNgRxdWVyeQnwYXJhJTlwODAlMjBkd2VsbGluZ3MlMjB1awR0X3N0bXADMTY1ODg0MDQxMw--?p=para+80+dwellings+uk&fr=mcafee&fr2=sb-top-uk.images.search&ei=UTF-8&x=wrt&type=E211GB384G0> – for illustrative purposes only.



Fig 12. –

<https://uk.images.search.yahoo.com/search/images; ylt=AwrFGq2p5N9ilrYAdBBNBQx.; ylu=c2VjA3NIYXJjaARzbGsDYnV0dG9u; ylc=X1MDMjExNDcxNzAwNQRfcgMyBGFjdG4DY2xrBGNzcmNwdmlkA1lDSVFUekV3TGpKbndkclNZUW9tRndCME1tRXdNQUBQUFEBVzJHNmYEZnIDbWNhZmVlBGZyMgNzYS1ncARncHJpZANjRjZKY3NLQ1RST3RZTmUzOTB3a0NBGG5fc3VnZwM1BG9yaWdpbgN1ay5pbWFnZXMuc2VhcmNoLnIhaG9vLmNvbQRwb3MMDMARwcXN0cgMEchFzdHJsAwRxc3RybAMyNgRxdWVyeQNwYXJhJTlwODAlMjBkd2VsbGluZ3MlMjB1awR0X3N0bXADMlY1ODg0MDQxMw--?p=para+80+dwelling+uk&fr=mcafee&fr2=sb-top-uk.images.search&ei=UTF-8&x=wrt&type=E211GB384G0> – for illustrative purposes only.

Consideration of the palette of colour tones at the Land at Willow Wood Way

RAL 6015	RAL 6024	RAL 6034	RAL 7006	RAL 7016	RAL 7032	RAL 7040	RAL 8004	RAL 8017	RAL 9002	RAL 9018
RAL 6014	RAL 6022	RAL 6033	RAL 7005	RAL 7015	RAL 7031	RAL 7039	RAL 8003	RAL 8016	RAL 9001	RAL 9017
RAL 6013	RAL 6021	RAL 6032	RAL 7004	RAL 7013	RAL 7030	RAL 7038	RAL 8002	RAL 8015	RAL 8028	RAL 9016
RAL 6012	RAL 6020	RAL 6029	RAL 7003	RAL 7012	RAL 7026	RAL 7037	RAL 8001	RAL 8014	RAL 8025	RAL 9011
RAL 6011	RAL 6019	RAL 6028	RAL 7002	RAL 7011	RAL 7024	RAL 7036	RAL 8000	RAL 8012	RAL 8024	RAL 9010
RAL 6010	RAL 6018	RAL 6027	RAL 7001	RAL 7010	RAL 7023	RAL 7035	RAL 7044	RAL 8011	RAL 8023	RAL 9005
RAL 6009	RAL 6017	RAL 6026	RAL 7001	RAL 7009	RAL 7022	RAL 7034	RAL 7043	RAL 8008	RAL 8022	RAL 9004
RAL 6008	RAL 6016	RAL 6025	RAL 7000	RAL 7008	RAL 7021	RAL 7033	RAL 7042	RAL 8007	RAL 8019	RAL 9003

Fig 13.- Dusk/subtle tones exhibited on the site.

Ends



Fig 14. - Proposed para. 80 e) dwelling at Land at Willow Wood Way, Stainsacre.

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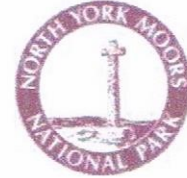
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APPENDIX G LOCAL OCCUPANCY PROFORMA



LOCAL OCCUPANCY PROFORMA

To be used when applying for full and outline planning permission for Local Needs Housing, to discharge conditions as part of a Condition Verification Check and to confirm accordance with Local Occupancy conditions as part of the National Park Authority's monitoring procedures. For further information about Local Needs Housing, please refer to the Housing Supplementary Planning Document available at www.moors.uk.net

Address of Local Needs Housing

LAND AT WILLOW WOOD WAY,
STAINSACRE, WHITBY
YO22 4PX

NYMNP
03/02/2023

Planning application reference no. (office use)

Do you currently live in the North York Moors National Park? Yes No

Please complete all sections below which are relevant to your personal circumstances. All information which falls within the definition of personal data under the Data Protection Act 1998 will be used on a strictly confidential basis.

If you currently live in the North York Moors National Park, please complete this section:

Please give your current address

.....
.....
.....

How long have you lived at this address? Years Months

If less than 5 years, please give your addresses for the last 5 years with the relevant dates

.....
.....
.....

Please attach documents which give evidence of your place of residence for the last 5 years eg household bills, copies of entry on Electoral Roll

APPENDIX G LOCAL OCCUPANCY PROFORMA

Do you need to move to be close to a relative who can provide you with essential support and who is currently living in the National Park?Yes/No **(No)**

If Yes, please give details including the name and address of your relative, how long they have lived in the National Park and the reasons for you needing to live close by.

.....

Do you need to move to live close to your place of employment in the National Park?Yes/No **(No)**

If Yes, please give details of your employment including the address, the type of employment, the number of hours and whether it is permanent or temporary. Please provide full details if you are self employed. If you need to move to take up a job offer, please say when your employment will start. Please attach a letter from your employer confirming your employment or job offer.

.....

This section to be completed by all proposed occupants

How many people are there are in your household? **2**

Age	Male	Female
0-15
16-20
21-64	1	1
65+

What type of accommodation do you require (eg house, bungalow, number of bedrooms, garden)?

HOUSE WITH OPTION OF DOWNSTAIRS LIVING, 3/4 BEDROOM, 2 NO. OFFICES, CAR CHARGING, BED SPACE FOR GRANDCHILDREN

Is suitable accommodation available within the existing housing stock to meet your requirements? Please provide details of properties currently on the market in the village where the proposed development is located.

NOTHING AVAILABLE

.....

APPENDIX G LOCAL OCCUPANCY PROFORMA

Please confirm your reasons for needing to move to the proposed Local Needs Housing development.

TO CARE FOR LIVESTOCK - NEED TO LIVE ON SITE
REDUCE TRAFFIC UP AND DOWN STREET
VALUABLE HORSES AND EQUIPMENT INCL HORSE BOX
ALREADY OWN THE LAND AND HAVE SUFFICIENT SPACE TO ACCOMMODATE DWELLING
SUSTAINABLE SITE WITH LINKS TO WHITBY - RHB BY BICYCLE/FOOT/HORSE.

If you live outside the North York Moors National Park, please complete this section:

Have you previously lived in the North York Moors National Park? Yes No

Please give addresses for your previous period(s) of residence in the North York Moors National Park with the relevant dates

From 1984 To 1989 From To

CROSS KELD, ROBIN HOODS BAY, WHITBY

Please attach documents which give evidence of your previous residence in the National Park eg household bills, copies of entry on Electoral Roll

Do you have a strong and long standing link to the local community Yes No

If Yes, please give details of your link to the community, including addresses and length of residence of any family members living in the locality

DAUGHTER + GOD FATHER LIVE IN STAINACRE - APPROX 11 YRS
APPICANT HAS OWNED FIELD - 4.2 YRS
DAUGHTER LIVED ON WILLOW WOODWAY - 3 YRS

Please complete any of the following details that apply to you.

Do you need to move to be close to a relative who is currently living in the National Park and requires your support? Yes No

If Yes, please give details including the name and address of your relative, how long they have lived in the National Park and the reasons for them needing you to live close by to give support.

DAUGHTER + GRANDCHILDREN



NYMNPA
03/02/2023

**Mr & Mrs W Fletcher
New Dwelling off Willow Wood Way, Stainsacre, Whitby
Visual A - view from the North West**

Project ref 21.08. August 2022 NOT TO SCALE

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NYMNP
03/02/2023

**Mr & Mrs W Fletcher
New Dwelling off Willow Wood Way, Stainsacre, Whitby
Visual B - view from the South West**

Project ref 21.08. August 2022 NOT TO SCALE

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NYMNPA
03/02/2023

**Mr & Mrs W Fletcher
New Dwelling off Willow Wood Way, Stainsacre, Whitby
Visual C - view from the South East**

Project ref 21.08. August 2022 NOT TO SCALE

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