

PLANNING SUPPORTING STATEMENT

At: Properties at Raven Hall Road,
Ravenscar

NYMNP/PA

09/06/2023

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 Cheryl Ward Planning has been instructed by the applicant to submit a planning application in relation to the area outlined in red on the attached location plan at Jevan's View, Mary's View, South Cheek and Old Peak, Raven Hall Road, Ravenscar.
- 1.2 The client has instructed use of the local occupancy dwellings to be varied to allow all year round letting use as holiday cottages and/or local occupancy dwellings (dual use).
- 1.3 The accompanying location plan identifies the site in the context of Ravenscar and other nearby properties in the National Park.
- 1.4 There are no physical alterations to the 4 no. properties which are the subject of this planning application.
- 1.5 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.
- 2.2 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.**
- 2.3 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.

4.0 Planning History

- 4.1 A check of the NYM National Park Authority's online planning explorer has revealed the relevant planning history and consents.

NYM4/027/0140/OL – Erection of five dwelling houses and garages, including provision of access at OS 0034, Raven Hall Road, Ravenscar – Appeal allowed - January 2001.

NYM4/027/01470A/RM – Reserved matters application for erection of five dwellings together with construction of garages and provision of an access. Approved.

- 4.2 The appeal was allowed with a condition restricting the occupation of the dwellings by persons satisfying a local need (Condition 06).

- 4.3 A fifth dwelling was never implemented as part of the approved scheme.

5.0 The Proposal

- 5.1 Ravenscar is located 7.5 miles from Whitby and 9.11 miles from Scarborough and is within easy reach of coastal areas and the North York Moors. It makes a good base for those exploring the area for tourism and recreational purposes.
- 5.2 The 4 no. cottages comprise four, 2 bed cottages and make up a linear form of development within the 'built-up' part of the village as noted in the Inspectors decision in 2001. The cottages lie on the eastern side of Raven Hall Road between St. Hilda's Church, Ravenscar Station Road to the south of Raven Hall Hotel.
- 5.3 The four cottages are traditionally built with a mix of stone and pantile construction (2 no.) and render and slate (2 no.) with amenity space to the property frontages and rear together with garages and parking for all four at the rear.
- 5.4 This application seeks permission to essentially widen the use of the properties which currently restricts their use to local occupancy in order that they can also be let out for holiday accommodation (dual use).
- 5.5 The scope of works covered in the application will provide high quality accommodation within the village and will ensure the long-term use and preservation of the properties as maintained without harm to the special qualities of the area, local landscape or the amenity of adjoining neighbours. Essentially, it keeps them in active use now and for the lifetime of the development.
- 5.6 Having the flexibility/fallback to use the accommodation for short term 'holiday letting' as means of using the accommodation will allow the properties to prosper.
- 5.7 The properties are of an adequate size and lend themselves to the type of accommodation and use that is proposed without harm to the amenity of adjacent occupiers and amenity.

Site Management

- 5.8 The site would be managed by the applicant (power of attorney) and/or in the hands of a holiday letting company. This means the properties will be appropriately managed and future lettings and levels of activity at the site will be under the control of the applicant/owner.

Employment

- 5.9 The units will make a small contribution towards local employment and a larger role in supporting the local tourism economy which the area is heavily reliant on. It will essentially provide opportunities for all people to increase their awareness, understanding and enjoyment of the National Parks special qualities through use of the existing dwellings.

Noise and level of activity

5.10 Planning Practice Guidance (NPPG) confirms that noise needs to be considered when development may create additional noise or would be sensitive to the prevailing acoustic environment.

Key items considered during the application process:

- Whether or not a significant adverse effect is occurring or likely to occur.
- Whether or not an adverse effect is occurring or likely to occur.
- Whether or not a good standard of amenity can be achieved.

5.11 With regard to noise levels resulting from the proposed development it is not anticipated that there will be any likely impact arising from 'noise' that would affect the neighbouring properties either side of the application properties or the existing local environment.

5.12 These adjacent properties are located to the north and south of the application properties and are unlikely to suffer from any increase in noise levels over and above that resulting from the existing full-time residential uses.

5.13 Noise levels are likely to be similar to that which may have resulted from use of the site for 4 no. full time residential cottages and associated traffic and movements associated with those.

5.14 Another factor in response to noise levels is the proximity to the public highway (Raven Hall Road). The sound from vehicular traffic using the road is more likely to exceed any noise from the proposed use of the dwellings making it unlikely that the proposed development will be harmful to the immediate locality.

5.15 It is likely that the proposed development would fall into the 'no observed effect level' which means the level of noise exposure is below that which can be detected to have an effect on health or quality of life.

Access and parking

5.16 The 4 no. properties benefit from off-road parking, and this will continue to be the case where parking for up to 2 car/dwelling or more vehicles is possible within the rear domestic curtilage.

5.17 In summary, the site has ample vehicle parking within the curtilage of the host buildings and the use and level of activity associated with vehicle movements is unlikely to cause a highway impact to local amenity.

Site location

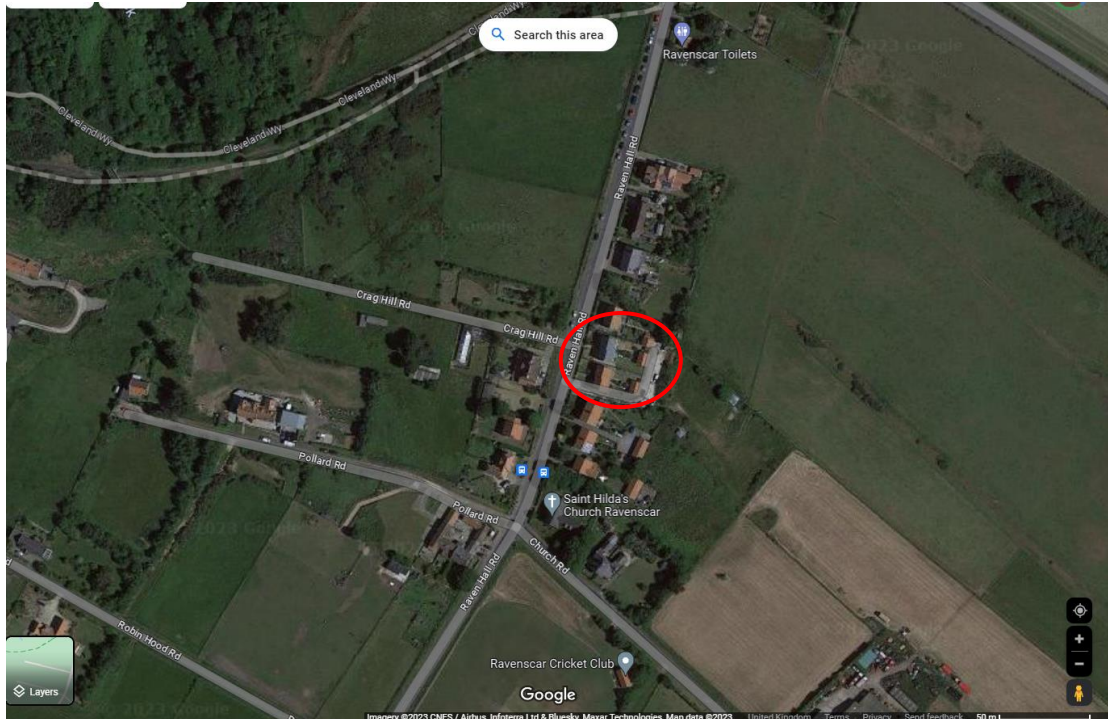


Fig 1. – Application site – includes 4 no. properties, access and parking within red line. Source: <https://www.google.co.uk/maps/search/Old+Peak,+Ravenscar/@54.3982122,-0.4943294,418m/data=!3m1!1e3> – for illustrative purposes only.

6.0 Planning Policy Context

Planning and Compulsory Purchase Act 2004

- 6.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 6.2 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.
- 6.3 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2021)

- 6.4 The 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.
- 6.5 The NPPF is a contributing material consideration. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 6.6 Paragraph 7 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'.
- 6.7 To fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.
- 6.8 Paragraph 9 of the NPPF 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 the character, needs and opportunities of each area'.
- 6.9 Paragraph 38 of the NPPF advises that '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'.

- 6.10 Paragraph 84 of the NPPF states that ‘planning policies and decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- 6.11 Paragraph 85 of the NPPF confirms that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 6.12 Paragraph 176 of the NPPF 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. 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..
- North York Moors National Park Authority – NYM Local Plan (2020)**
- 6.13 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.
- 6.14 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.

- 6.15 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.
- 6.16 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

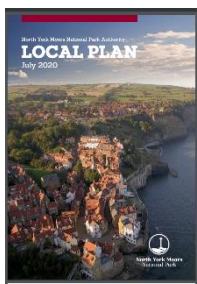
DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2019)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 39, 51, 77, 83, 84, 127, 176
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Housing: optional technical standards (2015). Making an application (2018) Noise (2019). Permission in principle (2019). Rural housing (2016).
Local Development Plan in force	
NYM Local Plan (2020) 	Strategic Policy J – Tourism and Recreation. Strategic Policy M – Housing. Policy CO10 – Housing Smaller Villages Policy CO13 – Local Connection Criteria for Local Needs Housing.

Table 1. – Planning policy and guidance.

- 6.17 **Core Policy J** (Tourism and Recreation) requires development to be consistent with the principles of sustainable tourism set out in paragraph 5.4; it does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset; it provides and protects opportunities for all people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents;

Continued ...

it is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape; any accommodation is used only for short term holiday stays; it does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way; and it does not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.

- 6.18 **Policy CO8** (Housing in Smaller Villages) states that in order to maintain the tranquil rural character of Smaller Villages whilst also meeting the needs of the local community, local needs and affordable housing will only be permitted:
1. On suitable small sites within the main built up area of the village where additional development will respect the form and character of the settlement. Proposals will be expected to meet the need for smaller dwellings;
 2. As a conversion of an existing building which lies within the main built up area and makes a positive contribution to the character of the settlement. Where a conversion will create six or more new dwellings, an appropriate proportion should be affordable, in line with national policy and subject to viability.
- 6.19 **Policy CO8** applies only to new housing in Smaller Villages in the National Park where places such as Ravenscar have a quieter rural character which could be harmed by larger scale housing developments. Whilst this is not an application for new housing, it is an application to allow a more flexible use of existing 'controlled occupancy' dwellings and it is important to note that the proposal seeks to maintain in its entirety an element of 'local needs' housing as well as having a 'dual use'.

Supplementary Planning Documents

- 6.20 Planning advice note 'Conversions and the Economic Use Test' confirms that the National Park recognises that many traditional buildings are likely to be suitable for re-use for economic purposes which can operate without affecting the special qualities and tranquillity of the Park.
- 6.21 The Advice Note confirms that 'holiday letting' and 'local needs letting' are an economic use and therefore in the circumstances the viability and economic use tests will not be applicable.

7.0 Conclusion

- 7.1 The proposal would enable the 4 no. cottages, known as Jevan's View, Mary's View, South Cheek & Old Peak, Raven Hall Road, Ravenscar to be let as holiday accommodation and for local occupancy letting (dual use).
- 7.2 It is likely that the January 2001 consent was passed during a previous plan period when it was recognised that the market trend for full-time lettable units was favoured, and a higher income could be commanded from rentable accommodation.
- 7.3 The current market trend is moving back towards a mix of both holiday accommodation and permanent residential lettings and the relevant Local Plan policies that remain in force are supportive of a diverse mix/type and tenure.
- 7.4 As such it is concluded that the proposal backs the economic, social and environmental conditions of the area without harm to the amenity of neighbouring residents.
- 7.5 Paragraph 9 of the NPPF stresses that planning policies should take local circumstances into account, and reflect the 'character, needs and opportunities' of areas. In this case, there is no reason why a well-managed, dual use shouldn't work hand in hand as a means of providing economic strength and stability to the locality.
- 7.6 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force and it is requested that planning permission should be granted.

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.

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 - Discharge planning conditions
 - Check and send service – Cheryl Ward Planning can check forms, plans and other documents etc to make sure your application will be validated by the Council. Finally, we will submit your application via the Planning Portal on your behalf.
- Planning Enquiries
 - Planning Applications (all types)
 - Design and Access Statements
 - Variations/amendments to planning approvals
 - Prepare and submit planning appeals

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

Registered business office (Rural Office): 24 Westfield Mews, Kirkbymoorside, York, YO62 6BA

M: 07917 194204

E: info@cherylwardplanning.co.uk

W: www.cherylwardplanning.co.uk