

DESIGN, ACCESS AND HERITAGE STATEMENT

At: Raven Hill Farm,
Dunsley Road,
Dunsley

NYMNP

17/08/2023

Cheryl **Ward**
Planning

For: Mr J and Mrs J Richardson
At: Raven Hill Farm, Dunsley Lane, Dunsley

Cheryl Ward Planning
MSc ICN MRTPI

Purposely left blank

Contents

| | | |
|------|--|----|
| 1.0 | Introduction | 4 |
| 2.0 | National Park Purposes and Purpose of Statement..... | 4 |
| 3.0 | Planning History | 5 |
| 4.0 | Pre-application advice and front loading..... | 6 |
| 5.0 | The Site | 9 |
| 6.0 | Local Landscape and Topography | 11 |
| 7.0 | Impact on the setting of heritage assets (Heritage Assessment) | 14 |
| 8.0 | The Proposal | 20 |
| 9.0 | Peace, Tranquillity and Dark Night Skies Assessment | 26 |
| 10.0 | Planning Policy Context..... | 29 |
| 11.0 | Planning Assessment | 35 |
| 12.0 | Conclusion..... | 40 |

Table of revisions

| Rev/version no. | Date | Amendment details | Revision prepared by |
|-----------------|-----------|-------------------|----------------------|
| V2 | 17 Aug 23 | Client amends | CWP |
| | | | |
| | | | |

Cheryl Ward Planning accepts no liability regarding the use of this report except to client for the purposes of which it was originally commissioned and prepared.

Note: Cheryl Ward Planning holds appropriate professional indemnity insurance for this instruction.

COPYRIGHT The contents of this document must not be copied or reproduced in whole or in part without the written consent of Cheryl Ward Planning.

Purposely left blank

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 Raven Hill Farm, Dunsley Lane, Dunsley, YO21 3TJ.
- 1.2 The client has instructed a small extension to an existing tourism business. The site is to be used for the siting of 3 no. holiday letting lodges as a continued form of farm diversification to be managed and operated by the applicants. The scheme makes use of existing (and proposed) vegetation and landscape topography to assist with screening the development.
- 1.3 The accompanying plans prepared by BHD Design Ltd identify the site, an area of land which lies between the traditional holiday cottages, Grade II listed farmhouse and redundant farm buildings to the south comprising the former farmyard.
- 1.4 The application seeks full planning permission for use of the land for the siting of 3 no. timber lodges (1 no. 3 bed and 2 no. 2 bed) with access already in place and is justified in the preceding sections.
- 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 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. 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.
- 2.4 With the application there is also a requirement to submit a Heritage Statement where statutorily designated heritage assets are affected. In this case, the application site falls within the setting of adjacent listed buildings which are Grade II listed.
- 2.5 Raven Hill Farmhouse and adjoining barn are the 'heritage assets' and have therefore been assessed. The Statement is incorporated within the report.

3.0 Planning History

- 3.1 A search of the North York Moors National Park Authority's online records has revealed the following recent planning history associated with the application site.

NYM/2006/0231/FL – Construction of single storey extension to form boiler/plant room at Raven Hill Farm, Dunsley – Approved.

NYM/2004/0601/FL – Conversion of farm buildings to form 5 no. holiday cottages at Raven Hill Farm, Dunsley – Approved.

NYM/2004/0711/LB – Listed building consent for conversion of building to form 5 holiday units at Raven Hill Farm, Dunsley – Approved.

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.
- 4.3 A response from the LPA of 02 March 2022 confirms:

“....., the policy also states that in order to respect the sensitivity of the local landscape character type all sites must be screened by existing topography, buildings or adequate well established vegetation which is within the applicant’s control and where arrangements for its long term maintenance can be demonstrated. The site is extremely open and there is a distinct lack of screening so therefore I do have concerns about the proposed development as it is in conflict with Policy UE2 in this respect.

You are also advised that the Authority’s Building Conservation team have raised concerns regarding the proposed location of the development, forward of the principle elevation of the Grade II listed farmstead. It is appreciated there are agricultural structures there now, however the justification for agricultural buildings on a working farm and holiday cabins for tourism purposes are different.”.

- 4.4 The proposed development therefore seeks to follow the principles of **Strategic Policy J** (Tourism and Recreation), **Policy UE2** (Camping, Glamping, Caravans and Cabins) and **Strategic Policy I** (The Historic Environment).
- 4.5 In essence, the development whilst in the open countryside is not isolated from an existing business or residential unit which will be used to manage the accommodation.
- 4.6 The development presented in the preceding paragraphs aims to align with the following criteria set out in the most relevant **Policy UE2** and addresses the immediate concerns of Officers regarding the proposed location of the development and sensitivity of the local landscape. In addition:
- a) the accommodation avoids extensive alteration to ground levels and has a low environmental impact through limited foundations to enable the accommodation to be removed without harm to the landscape;

Continued ...

- b) it does not lead to unacceptable harm in terms of noise and activity on the immediate area;
 - c) the proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area; and
 - d) the accommodation is of a high quality design which complements its surroundings.
- 4.7 The Officer's advice and pre-application response has been fully acknowledged and acted upon. In the 15 months since receipt of the response from the LPA, the scheme has been developed in line with the architectural design team at BHD Design Ltd and further assessments of the site have been carried out to accompany this application.
- 4.8 This planning statement sets out the overall case for the proposed development and is supported by the following documents:
- Planning application forms.
 - Design and Access Statement - CWP.
 - Non mains drainage form.
 - Location Plan and Block Plan - D12144-01 D.
 - Proposed Block Plan (3 Cabins) – D12144-02 E.
 - Proposed Floor Plan and Elevation (3 bed unit) – D12144-03 A.
 - Proposed Floor Plan and Elevation (2 bed unit) – D12144-04 A.

Site location



Fig 1 and Fig 2 (Zoomed in version) – Application site highlighted in red at Raven Hill Farm, Dunsley. Source: <https://www.google.co.uk/maps/place/Dunsley,+Whitby+YO21+3TL/@54.4988556,-0.6680454,878m/data=!3m1!1e3!4m6!3m5!1s0x487f1908ac52b50d:0x21708c95d0856335!8m2!3d54.486315!4d-0.679816s%2Fg%2F11cn3fxjst?entry=ttu> – for illustrative purposes.

5.0 The Site

Site context and surroundings

- 5.1 Raven Hill Farm lies between two settlements, Dunsley and Sandsend, the first being in the National Park and the latter outwith. The application site occupies an attractive position overlooking the east coast, just south of the coastal slopes off Sandsend beech, in the main tourist strip between Sandsend and Whitby.
- 5.2 In a wider remit, the application site benefits from far reaching views down towards Whitby and the attractive and well serviced 'tourist area' serving the east coast. Longer distance views to the north span over towards Mulgrave Estate and Mulgrave Castle and to the south is buffered by rising land behind the small settlement of Dunsley.
- 5.3 The application site lies on the north eastern boundary of the National Park. The site is accessed off Dunsley Lane where the application property is predominantly seen together with a range of existing modern and traditional farm buildings although the site is no longer a working farm.
- 5.4 Geographically, the application site is located 1.2 miles west of Whitby, 17.8 miles north of Pickering and 14.8 miles east of Guisborough. The site lies in a good position to link up with the main A174 to Loftus, A169 Pickering to Whitby road, the A171 Scarborough road and the A171 Whitby to Guisborough road.
- 5.5 Raven Hill Farm lies in an elevated position in open countryside and although isolated from other properties it is adjacent to the publicly maintained highway at Dunsley Lane.
- 5.6 Raven Hill Farm is a former steading with a traditional (Grade II listed) farmhouse together with detached and attached outbuildings (all of which are now converted) and are in residential/domestic use together with a small-medium acreage of land.
- 5.7 Accessing the site for the purposes of the proposal does not pose a constraint to the development or other road users.
- 5.8 In addition, the site lies within easy reach of the NYM Moors and the recreational areas of the east coast such as Sandsend and Whitby and further up the coast is the attractive coastal villages of Runswick Bay, Port Mulgrave and Staithes.
- 5.9 The area is well linked to a network of roads, footpaths, bridleways and cycle paths. This means the site can be sustainably linked from one site to another with necessarily using a car.
- 5.10 The location of the proposed development site behind Raven Hill Farm and the high walls provides very good screening from the adjacent Dunsley Lane. The site is exceptionally fortunate to be able to take advantage of the spectacular views down to the coast.

- 5.11 The applicants have owned the land continuously for some years. They have years of experience in the hospitality industry, and it is this depth of experience that has enabled the business to achieve consistently with good reviews and all year round bookings.
- 5.12 Raven Hill Farm has experienced great success with holiday cottage lettings through the converted buildings boasting good ratings and is promoted on a variety of platforms to advertise the business.
- 5.13 The proposed development is therefore a fundamental part of the business expansion and diversification of an existing rural tourism business and is functionally dependent and subservient in scale to the existing use already established at Raven Hill Farm.
- 5.14 The objective of this initiative is also to promote the unique distinctiveness of the site, Raven Hill Farm and in turn the National Park whilst not harming or disturbing the peace and tranquillity of the area, despite it being within an area heavily promoted by tourism i.e. Sandsend, Raithwaite Estate, Dunsley Hall Hotel, Sneaton Castle, High Straggleton Farm Caravan Site and Sandfield House (caravan sites).
- 5.15 In addition, the site is located approx. 60 metres south of a key public right of way, north of the converted farm buildings. It is a key link to the town of Whitby. Public right of way **30.25/3/1** runs parallel with Sandsend Road along the top of the escarpment looking down towards Sandsend beech and makes its way through the Raithwaite Estate and into Whitby.
- 5.16 Due to the level of activity in the locality there is unlikely to be a conflict between the proposed use and users of the footpath/bridleway network.
- 5.17 Accessing the site for the purposes of the proposal does not pose a constraint to the development or other road users.



Fig 2. – NYC Public Rights of Way map. Source: https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=Out_and_About – for illustrative purposes only.

6.0 Local Landscape and Topography

6.1 The general area is characterised by open, expansive tracts of land with panoramic and far reaching views across the coastal hinterland down to Whitby and the seascape. Fields are enclosed by a network of hedges and exhibit good grazing and pastureland.

6.2 Understanding the character of a site and its broader setting is fundamental to the development. Landscape character assessments that have been undertaken for the North York Moors area and have been carefully considered and used as a useful starting point for the application.

6.3 The most relevant is the National Parks updated Landscape Character Assessment (2021) which provides a robust and up-to-date evidence base to support decision-making on planning and landscape management. The updated Landscape Character Assessment reflects current best practice in landscape and seascape assessment. It takes into account the changes which have occurred within the National Park and its setting over the past 20 years.

The site falls within LCT 4 – Coastal Hinterland

6.4 This LCT forms the transition between the coast and the higher land (including moorland) inland. It has strong physical, cultural and visual connections with the coast. It comprises a gently rolling patchwork of farmland, interspersed with steep wooded valleys which run towards the sea or the River Esk. The landscape is locally influenced by from moorland, forestry, estates and industry, as well as the coast.

It states:

“The area is popular with visitors, and contains several caravan sites. Car parks provide access and facilities for the historic coastal villages. There are National Park Visitor Centres at Ravenscar and Robin Hood’s Bay. One of the most striking characteristics of the Coastal Hinterland landscape is its patchwork patterns of fields, woodland, plantation and grassland. Differences in vegetation and crops create a range of different textures and colours. Some are familiar, such as barley and wheat, and others are more unusual, such as the blue flowers of phacelia, and the ridged texture of grape vines. The patchwork of fields is particularly well appreciated in panoramic views from high land”.

6.5 The applicant acknowledges that consideration will be given to any landscaping in or around the site, and this should help to inform the perception about landscaping for this development proposal. Additional low level landscape ‘cluster’ screening forms part of the proposal and is not considered to impact on the local landscape character.

6.6 Local buildings are built from local stone construction with pantile roofs with a small amount of slate.

- 6.7 It is a distinctive location and securing planning consent for the proposed development and fully endorsing the unique and special qualities of the locality, which are already in residential/domestic use in the NYM National Park and assisting in the up-keep of the host listed buildings thus allows the site to thrive within an optimum use.
- 6.8 In planning terms, the site is deemed to be in the 'Open Countryside' which is defined as 'areas with no development, sporadic development or isolated buildings'.
- 6.9 It is a site that has access to a range of services comprising:
- Schools, colleges and academies (Whitby).
 - Doctors surgery (Whitby and Sandsend).
 - Static and touring caravan sites.
 - A range of tourist facilities (Sandsend)
 - Golf course.
 - A number of public houses.
 - Railway station (Sleights, Whitby (Esk Valley line)).
 - Small and large convenience stores
 - Butchers (Sleights and Ruswarp).
 - Parish/village halls.
 - Places of worship.
 - Play/recreational parks.
 - Hotels and guest houses.
 - Tearooms.
 - Post office.
 - Telecommunications equipment and access to broadband infrastructure.
- 6.10 In summary, the application site whilst not technically within any of the above listed settlements is closely connected to Sandsend, Dunsley and Whitby where there are several useful services and facilities including a railway station and a range of services offering food and drink, leisure and recreational facilities.

Geographic Information

- 6.11 Magic provides authoritative geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain including the application site and is a reliable source of information.

6.12 A thorough check of Magic Map has revealed the site lies within close proximity to the following designations:

- Woodland Improvement (England) – Low Spatial Priority - unaffected by the proposal.

6.13 In summary, the proposed use and introduction of 3 no. cabins and associated development to the above local land-based designations are unlikely to be harmfully impacted upon.

Flood Risk

6.14 The Governments 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.

Soilscape

6.15 Local soil structure is described as slowly permeable and seasonally wet with acid loamy and clayey soils. It is a medium carbon type which drains to a stream network. It has seasonally wet pastures and woodlands and with land cover comprising grassland with some arable and forestry. Up to 7% of this type soilscape is found in England.

7.0 Impact on the setting of heritage assets (Heritage Assessment)

- 7.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering applications for planning permission special regard should be had to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of this Act states that local planning authorities have a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 7.2 Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 7.3 NPPF 197 states in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.4 NPPF 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 7.5 NPPF 201 states that where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 7.6 The NYM Local Plan was adopted in July 2020 and within its Strategic Policy I deals with the Historic Environment is the most relevant to the application.
- 7.7 **Strategic Policy I (The Historic Environment)** confirms that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment.

- 7.8 Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area, including (amongst others):
- The vernacular building styles, materials and the form and layout of the historic built environment including Conservation Areas, Listed Buildings and regionally or locally important non-designated structures and buildings.
- 7.9 The supporting text to the policy confirms that proposals that would lead to substantial harm or total loss of significance of a designated heritage asset (or to an asset of equivalent significance) will be required to present clear and compelling justification for accepting any loss or harm, in line with the requirements of the National Planning Policy Framework as set out in NPPF para. 201.
- 7.10 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use (as described below).
- 7.11 Buildings are classified in grades to reflect their relative architectural and historic interest. Buildings of historic interest may justify a higher grading than would otherwise be appropriate.
- 7.12 As confirmed in more detail below, Raven Hill Farmhouse and attached outbuilding, Dunsley is Grade II listed.
- 7.13 **Policy ENV11** (Historic Settlements and Built Heritage) advises that ‘Listed Buildings are irreplaceable heritage assets which are recognised as being of special architectural or historic interest in the national context. They are identified on the National Heritage List for England held currently by the Department for Culture, Media and Sport.
- 7.14 Protection extends to the whole building, inside and outside, its curtilage and certain structures within its domain. The majority of works to Listed Buildings require listed building consent (in addition to any other consent required through planning legislation), including internal features and fittings, attachments and any decorative schemes of special significance’.

Listed Building

RAVEN HILL FARMHOUSE AND BARN ADJOINING

- 7.15 Raven Hill Farm was first included in the Statutory List on 10 Dec 1985 as List Entry No. 1180042 and has not been amended since then. It was given the following description:

“Farmhouse and barn, probably early C19. Ashlar with Welsh slate roof, stone copings and curved kneelers, stone corniced brick end chimneys. 2 storeys, 3 windows, paired late C19 sashes under lintels with keystones. Long barn to right, stone with slit vents and pantiled roof. -

Listing NGR: NZ8648612088

Setting of heritage assets

Definition: Setting (NPPF 2021)

- 1) *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*
- 2) *“The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”*
- 3) *“The setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and form the space as well as the current and dynamic cultural, social and economic context.”*

- 7.16 Heritage significance is discussed earlier in the Statement.

- 7.17 In summary, the proposal has been developed and is in alignment with prevailing policies **SPA, SPC, SPI, ENV11, SPI, UE1 and UE2** of the NYM Local Plan.

- 7.18 At this point it is important to introduce Historic England's advice notes which confirms the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.
- 7.19 The setting itself is not designated. Every heritage asset, whether designated or not has a setting. Its importance, and therefore the degree of protection it is offered in planning decisions, depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation.
- 7.20 No additional consent is required to alter the 'setting' of any heritage asset. Works may require planning permission and additionally new works within the setting of a listed building or scheduled monument may require listed building consent or scheduled monument consent, as appropriate, if they physically attach to or physically impact upon the building or site.
- 7.21 In this case the development is seeking to evolve around the assets without being physically attached and are fully reversible should the development cease to be operational they can easily be removed from the site.
- 7.22 This development allows the experience of the asset/s to be preserved together with the promotion of an element of planning gain through the removal of an incongruous farm building which is to be removed from the site.

Understanding the nature of the significance

- 7.23 The starting point for the assessment when considering the significance of heritage assets is to identify the asset, in this case it is Raven Hill Farmhouse and adjoining barn (Grade II Listed). Once established the contribution made by the setting and the effect of the proposed development on the significance of the asset(s) can be considered.

Site perambulation

- 7.24 The experience of the asset(s) form part of the assessment and includes the views and vistas from, towards, through and across the site, from Dunsley Lane, the adjacent public right of way (north) and any other public vantage points (looking into the site) and the contribution that this makes to the designated area and other heritage and non designated heritage assets.
- 7.25 It is concluded that the proposal is in line with paragraphs 195 and 200 – 206 of the NPPF which requires that any harm to or loss of the significance of a designated heritage asset to have clear and convincing justification.

- 7.26 In this case the development in its entirety will lead to 'less' than substantial harm to the significance of Raven Hill Farm. Furthermore, there are public, economic, environmental and social benefits associated with the proposal (explained later in this Statement).
- 7.27 Development within the site could be appropriately accommodated thereby conserving the long term future of the asset. Any loss or substantial harm to the asset has also been assessed against whether 'public benefits' could be achieved that would outweigh any marginal loss identified.

The 'Public Benefits' of the proposal

- 7.28 The application is concerned with a relatively modest or as previously identified 'small scale' development in an existing residential setting where there is no doubt that wider public benefit would accrue from the development.
- 7.29 The applicant is investing in 'area value' and **Policy SPI** (The Historic Environment), and other strategic and development planning policies set out in the NYM Local Plan are finely balanced.
- 7.30 The development presents an opportunity to make a positive contribution to 'local distinctiveness' by retaining traditional features as presented including the views and vistas across the site and the experience of a cabin development by providing a clear distinction between old and new together with a scheme that is reversible.
- 7.31 Whilst there may be a small degree of disruption and visual harm caused when the development is in construction, that harm is justified by the public benefits of the proposal to some extent. It is considered that the use of the site for optimum residential purposes is consistent for integration and public enjoyment. Once constructed, the 3 no. cabins will assist in contributing to long term preservation of the area and therefore proposes continued, long term public benefit.
- 7.32 The site is within Open Countryside on a 'previously developed site' where it involves the small scale expansion and diversification of a wider tourism business on the site and one that allows the architectural and historic interest of the adjacent listed buildings to be experienced.
- 7.33 Within each cabin the applicant will prepare an 'information' package about the history/heritage of the site and importance of the listed buildings.
- 7.34 Development Control arguably accounts for the lowest common denominator approach to 'public interest'.

- 7.35 What is deemed to be in the ‘public interest’ has come to be conceived in multiple ways, stifling the possibility for the public interest to be articulated in a more participatory manner, though harder to define.
- 7.36 In summary, the public benefits of this proposal are:
- The proposed development would achieve sustainable development and achieves economic, social and environmental gains jointly and simultaneously because it allows the continued residential use representing the optimal viable use of the Grade II listed building.
 - The proposal will conserve, enhance and better reveal elements which contribute to the significance of the heritage asset through the removal of more significant and incongruous farm buildings.
 - Any profits from the proposed development will be channelled back into the site for the up-keep of the adjacent listed buildings (farmhouse).
- 7.37 In conclusion, the application is concerned with bringing a small scale tourism expansion to the site on a part of the former farmyard. The cabins will replace an existing farm building likely to have had a ‘greater’ degree of ‘harm’ cast onto the adjacent (listed) buildings. As such its removal is welcomed in lieu of the proposed development which is fully reversible.

Enabling Development

- 7.38 Historic England has produced very thorough guidance on the sorts of situations in which it may or may not be appropriate to approve ‘enabling development’.
- 7.39 The guidance outlined by Historic England in its publication “Enabling Development and the Conservation of Significant Places” should be used to assess whether enabling development is justified.

Informing and Managing Change

- 7.40 The applicant has formulated a unique understanding of the historic character and significance and the setting of heritage assets relative to the proposed scheme.
- 7.41 It is a site that has the potential to accommodate a sensitive and optimum change and includes an opportunity to enhance it through the removal of redundant farm buildings. On balance, the development is likely to preserve the listed buildings in their entirety whilst constraining the development to the rear of the site which will be screened by Raven Hill Farm and the adjacent courtyard buildings (holiday cottages).

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 for use of the land for the siting of 3 no. timber lodges making use of an existing access together with new landscaping proposed to help assimilate the buildings into the landscape.
- 8.3 The accompanying plans seek to show how this can be achieved on the site without harming the special qualities of the area and the protected National Park landscape. The scheme seeks to maintain and where appropriate enhance features of ecological value and recognised biodiversity and geodiversity features.
- Proposed Block Plan (3 Cabins) – **D12144-02 E.**
 - Proposed Floor Plan and Elevation (3 bed unit) – **D12144-03 A.**
 - Proposed Floor Plan and Elevation (2 bed unit) – **D12144-04 A.**

Background

- 8.4 The family have lived and farmed at Raven Hill Farm for some years. The proposed cabins would essentially operate alongside the existing holiday cottage businesses and help support and sustain the existing business.
- 8.5 Many farms in the area have diversified their business to supplement income and in turn make ends meet. The farm as it was could not compete with other large productive agricultural or arable and livestock units.
- 8.6 There are no immediate neighbours with which the development would impact upon.
- 8.7 To ensure the continued viability of the site the client wishes to provide a small number of holiday lodges as they remain a popular form of diversification and are compatible with the existing site set-up. It is a different type of accommodation to the nearby sites offering touring and static caravan pitches.
- 8.8 It is acknowledged through planning policies that lodges/cabins are a sustainable form of development and one which has the potential to generate less activity than the previous farming uses at Raven Hill Farm. They will work hand in hand with the exiting holiday lets; be of low impact to existing users/visitors of the site and provide an opportunity to offer an alternative range of tourist accommodation considered popular by demand.

- 8.9 The site occupies a part of the former operational farm yard and replaces a large modern agricultural building and has been chosen on the basis that it lies close to the farmhouse from which the accommodation will be managed; the site is served by an existing access track and; the nature of the site and site topography/landscape possibilities would be ideal for proposing up to 3 no. holiday lodges working to the criteria set out in **Strategic Policy J and Policies UE1 and UE2.**
- 8.10 The proposal seeks to make use of the land and the remaining adjacent buildings and site boundaries (unaffected by the proposal) are purposely used as a backdrop to screen the development to the south and west.
- 8.11 Proposed block plan (**D12144-02 E**) identifies the development in relation to Raven Hill Farm and adjacent farm buildings and courtyard (cottages) to show they are sensitively located on the previously developed area.
- 8.12 The site is physically and functionally linked to Raven Hill Farm and the existing farm cottages which form part of the same enterprise.
- 8.13 The project has the potential to guarantee the viability of the applicant's property, it is incredibly important and is needed to contribute to the sites income and will offer a distinct yet discrete new expansion/diversification, tourism and recreational product in the NY Moors.
- 8.14 A more detailed specification of the structures is included on plan **D12144-03 A and D12144-04 A**). These plans provide the dimensions and construction specification for the low impact accommodation which avoids extensive alteration to ground levels and has a low environmental impact through limited foundations which will cause the least intrusion to the ground conditions.

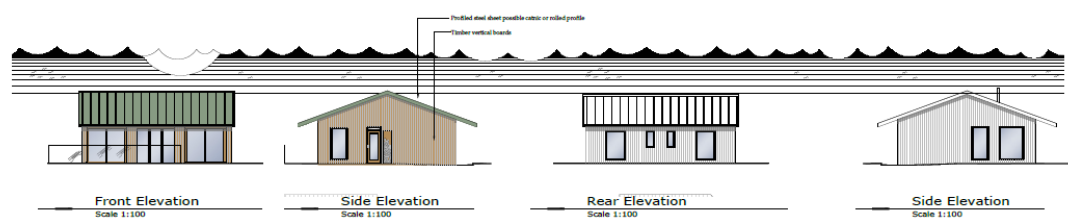


Fig 3. – 2 Bed Lodge design.

Continued ...

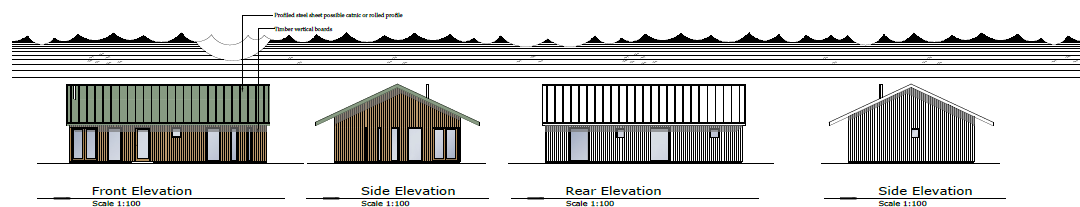


Fig 4. – 4 Bed Lodge design.

Design and materials

- 8.15 In accordance with the NYM Local Plan **Strategic Policy C** (Quality and Design of Development), the design of the proposed cabins has been very carefully considered. The applicant's aim is to create something that is sustainable to construct and operate whilst being sympathetic to the surroundings.
- 8.16 The units must also be comfortable and luxurious enough to attract visitors to come and stay at the site and revisit. The development would comprise high end visitor accommodation.
- 8.17 The units are constructed in such a way that relies on a low carbon footprint with minimal intervention such as hard surfacing and lighting.
- 8.18 Each lodge would be self-contained and will be positioned spaciouly on the site to avoid being overly close to the adjacent unit. The 2 no. two bed structures are single storey and measure 8.5 metres long with a modest overhang incorporating an undercover balcony. The 2 bed lodge is 7.3 metres wide.
- 8.19 The 1 no. three bed lodge is also single storey and has a slightly larger footprint within an internal area of 86m².
- 8.20 All 3 no. units are to be clad in vertical timber boarding under a dark coloured (grey) profiled steel sheet, possible catnic or rolled profile roof in order to be compatible with the surrounding landscape.
- 8.21 The siting, scale, layout, orientation, density and design of the proposed structures and associated works including parking and landscaping (access already in situ) within the site is unlikely to adversely affect the special qualities of the National Park or those using the adjacent public right of way to the north, as the buildings are seen against a backdrop of existing buildings.

- 8.22 The development is designed to minimise the level of permanency so that the structures can easily be removed when they are no longer required and without damage to the natural landscape/habitat.
- 8.23 Section 5 of the Local Plan states *that ‘many existing tourism providers, farmers and estates will wish to diversity into new tourism and recreational markets and the National Park Authority will be supportive of proposals for new tourism and recreational development where they are compatible with the two statutory purposes of National Parks’.*

Sustainable construction

- 8.24 It is part of the applicants brief to build the cabins in the most sustainable way possible. Being able to create a product that is not only sustainable to build, but sustainable to operate and manage and to have the lowest possible impact on the surrounding environment.
- 8.25 Both frame and cladding of the building will be timber. Dark materials will assist in disguising the buildings in the former farmyard. Double glazed windows will provide insulation whilst maximising solar gain throughout the day.

Drainage

- 8.26 The 3 no. cabins will be served by non mains drainage via an existing sewage package treatment plant already in situ serving the holiday cottages within the site and hidden beneath the ground.

Landscaping

- 8.27 A well designed, sustainable landscape scheme will be achieved by:
- Retaining existing landscaping including trees and shrubs which includes an existing low level privet hedge to the north and other native species and grassland habitat.
 - It will be supplemented with new landscaping and sapling trees including apple, cherry blossom or Rowan on the northern side of the access track together with the use of low level, native cluster planting throughout the site and between structures to afford an element of private and natural delineation between cabins. This will comprise Guelder Rose, Beech and Dogwood.
 - Land levels across the site will remain the same except for where a level base is required to site each of the structures.
 - The cabins will be linked to the visual aesthetics of the site and site setting through the use of sustainable timber materials assisting with visual integration on the site.

- 8.28 Where possible the development seeks to minimise areas of hard surfacing for visual impact reasons and to reducing surface water run-off.
- 8.29 Each cabin will be served via a modest path linked to a 'shared' vehicle hardstanding set aside for vehicle parking to the side (east) side of the cabins within the previously developed area and served by the existing access track. Two parking spaces will be allocated to each cabin.
- 8.30 Each cabin will be served by an element of decking positioned on the eastern corner. Together with the specific 'juxta-positioning' of units has been cleverly designed to ensure the cabins will benefit from an element of privacy and secure coastal views as a USP.

Site Management

- 8.31 The site would be managed by Mr and Mrs Richardson and their family who have a long term commitment to live and manage the 3 no. units from Raven Hill Farm alongside the holiday letting cottages.
- 8.32 The applicants will operate and manage the site, take future bookings and control the level of activity and parking etc.
- 8.33 The development is compatible with the site, the site setting and listed buildings so as to cause less than substantial harm to the character or appearance of the locality for applicants themselves, existing clientele, or future users of the site.
- 8.34 There is no requirement for additional accommodation from which to manage the site.

Access

- 8.35 Vehicle access to the site remains unchanged and the existing site entrance (northeast) will be utilised as a means to access the application site and parking area.
- 8.36 Each cabin will be supplied with a spill kit which will contain essential information about the site, the locality and the special qualities and designations of the local landscape.

Local Economy

- 8.37 Although small scale, the development will contribute effectively to supporting the local tourism and recreation industry and is likely to assist in the retention of visitors in the National Park for longer periods. Nearby facilities include:

- Whitby
- Sandsend
- Cycle trail

For: Mr J and Mrs J Richardson
At: Raven Hill Farm, Dunsley Lane, Dunsley

Continued ...

- Cinder track
- Falling Foss Tea Garden and waterfall
- Dalby Forest

9.0 Peace, Tranquillity and Dark Night Skies Assessment

- 9.1 Dark night skies are one of the NY Moors special qualities. The ability to experience dark skies comes from the large areas of open countryside where there are low levels of light pollution.
- 9.2 The natural and open characteristics of the application site make it a perfect viewing point for experiencing the dark and starry skies in dramatic surroundings, from the beech to the open top plateau of the coastal slopes and coastal hinterland.
- 9.3 Another special quality of the area is the strong feeling of remoteness something the applicant wishes to share with visitors in the form of:

Stillness

Rustling of the trees in the breeze

A sense of calm from busy day to day lives

Serenity

Peacefulness

Quietness except for wildlife

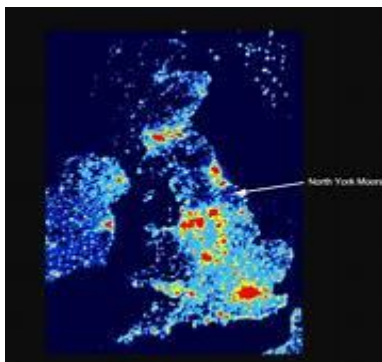
Flow of the nearby stream

Restfulness

- 9.4 The recently adopted NYM Local Plan draws particular attention to the senses belonging to this National Park and the many reasons why local residents and visitors are encouraged to interact with this special, iconic place. These senses typically include the sights, smells and noises including those from the coast including:
- The late summer swathes of purple heather moorland.
 - Pinpoints of starlight against the blackness of the night sky.
 - The lonely calling of curlews and lapwings, returning to the moors to mate and nest.
 - The clink of glasses from a couple of well-earned beers.
 - Seagulls' cries as they wheel over coastal villages.
 - Patterns in intricate fossils found on the Jurassic Coast.
 - The warmth emanating from a stone building.
 - The salty tang of the sea air along cliff tops and at coastal villages.
- 9.5 The 3 no. lodges would provide a unique and quiet place to take advantage of these special senses and provide a get-away for many. Having lived at the site for many years the applicants have a strong understanding of remoteness, and this is used as a golden thread throughout the development.

- 9.6 It is the peace and tranquillity of the area which they wish to pass on to future visitors.
- 9.7 Typically, in this part of the National Park this particular type of development is currently underrepresented and is a place where static and touring caravans have been allowed to thrive in the past i.e. Sandfield House Caravan Park and other coastal holiday parks.
- 9.8 There is popular demand for lodges and together with their scale and form i.e. fixed in position unlike manoeuvring/towing of caravans etc and the sustainable nature of the construction of the lodges makes them compatible for the locality.
- 9.9 The accommodation attracts a different type of tourist than the standard camper/glamper; particularly those seeking to enjoy the peace and tranquillity of the National Park and the feeling of remoteness and being outdoors but without having to forgo everyday luxuries, such as comfortable beds, toilets, showers and cooking facilities.
- 9.10 There are currently very limited options for this type of accommodation in the Whitby and North York Moors area, so it could potentially attract a different group to the area.
- 9.11 Conserving and enhancing the North York Moors dark night skies is of paramount importance to the applicant. They wish visitors to experience the darkness at night. In turn, this will maintain wildlife including species such as bats, moths and nightjar and therefore contribute to biodiversity and geodiversity.
- 9.12 Promoting the dark night skies through good management of the site and minimal low level and downward lighting will assist in minimising light spill in the remote fields surrounding the site.
- 9.13 It is recognised that motion-sensor lighting is typically favoured, and that unshielded flood-light style is not commonly supported; particularly in remote areas where the impact of unshielded lights upon local ecology and dark night skies is substantial.
- 9.14 A low level lighting scheme is recommended to maintain current ecological functionality of the site. In addition, with reference to reducing light pollution and the importance of dark night skies each lodge will have black out blinds to windows as an additional means of mitigation.
- 9.15 Furthermore, the density of the development and impact on neighbouring facilities and existing occupants of the application site and the nearby locality would not be affected by the proposal.
- 9.16 In a wider context it is demonstrated that the development conserves the special qualities of the locality and that of the NYM National Park.
- 9.17 In conclusion, the nature of the development will not generate intensive noise, activity or traffic levels; will be well integrated into the surrounding landscape; is close to existing buildings and offers a high quality of design incorporating natural elements appropriate to the locality.

9.18 The Peace, Tranquillity and Dark Night Sky Assessment confirms the development will not superficially change the character of the surrounding area or affect natural habitats, biodiversity and the environment.



10.0 Planning Policy Context

Planning and Compulsory Purchase Act 2004

- 10.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 10.2 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.
- 10.3 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) (2020)

- 10.4 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in July 2021 and is a contributing material consideration. It provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 10.5 Paragraph 7 of the recently published NPPF 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’.
- 10.6 Paragraph 8 of the NPPF 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
- 10.7 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no development plan policies, or the policies which are most important for determining application are out-of-date, granting permission unless:
- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
 - 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.

- 10.8 Paragraph 38 of the NPPF advises that ‘local planning authorities should approach decisions on proposed development in a positive and creative way to secure developments that will improve the economic, social and environmental conditions of the area’.
- 10.9 Paragraph 84 of the NPPF states that ‘planning policies and decisions should enable:
- the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - the development and diversification of agricultural and other land-based rural businesses;
 - sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - 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’.
- 10.10 Paragraph 126 of the NPPF states 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.
- 10.11 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

Continued ...

- 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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

10.12 In addition to the above, paragraph 176 of the NPPF states 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)

- 10.13 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.
- 10.14 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.
- 10.15 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 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.
- 10.16 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

Continued ...

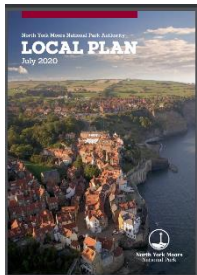
| DOCUMENT | POLICIES AND DENOTATION |
|--|--|
| National Planning Policy | |
| National Planning Policy Framework (NPPF) (2019) | Paragraphs 2, 7, 8, 9, 10, 11,12, 38, 39, 40, 48, 83, 84, 127, 170, 172, 174, 175, 176, |
| National Planning Practice Guidance (2014) | Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019). |
| 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. Policy ENV2 - Tranquillity. Policy ENV3 – Remote Areas. Policy ENV4 – Dark Night Skies Strategic Policy J – Tourism and Recreation. Policy UE1 – Location of Tourism and Recreation Development. Policy UE2 – Camping, Glamping, Caravans and Cabins. Strategic Policy K – The Rural Economy. Policy BL3 - Rural Diversification. |
| NYM Supplementary Planning Documents | Part 1: General Principles (2008). Part 3: Trees and Landscape (2008). |

Table 1. – Planning policy and guidance.

Planning policy in more detail

10.17 The most relevant planning policies to the development is **Strategic Policy C** (Quality and Design of Development). It 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.

- 10.18 The development is aligned with **Strategic Policy C** of the NYM Local Plan in that it will function well and add to the overall quality of the area and Hogarth Hall, not just for the short term but over the lifetime of the development and is visually attractive as a result of good design and architecture, layout and appropriate and effective landscaping.
- 10.19 **Strategic Policy J** (Tourism and Recreation) of the NYM Local Plan seeks to guide development including Tourism and recreation development to places where:
1. It is consistent with the principles of sustainable tourism set out in paragraph 5.4;
 2. It does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset;
 3. 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;
 4. It is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape;
 5. Any accommodation is used only for short term holiday stays;
 6. It does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way; and
 7. It does not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.
- 10.20 The development is aligned with **Strategic Policy J** of the NYM Local Plan in that it is 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).
- 10.21 The development continues to maintain a 'strong sense of place' and uses an available space to carefully orientate the lodges. Together with the low level building type (far lower than the shed it will replace) and materials will create an attractive, welcoming and distinctive place to visit.
- 10.22 The development has the potential to optimise the use of Raven Hill Farm and the land to accommodate and sustain an appropriate amount and mix of development and without over burdening local facilities and transport networks.
- 10.23 The development will create a place that is safe, inclusive and accessible and promotes understanding and enjoyment, health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 10.24 **Policy UE1** of the NYM Local Plan (Location of Tourism and Recreation Development) guides development in Open Countryside where it involves the expansion or diversification of an existing tourism or recreation business and the proposed development is functionally dependent and subservient in scale to the existing business.
- 10.25 The development is considered to align with **Policy UE1** of the NYM Local Plan as an existing tourism business in the Open Countryside in the National Park that wishes to expand or diversify.
- 10.26 **Policy UE2** (Camping, Glamping, Caravans and Cabins) of the NYM Local Plan guides development for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) where it is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation. In order to respect the sensitivity of the local landscape character type all sites must be screened by existing topography, buildings or adequate well established vegetation which is within the applicant's control and where arrangements for its long term maintenance can be demonstrated.
- 10.27 The development is considered to align with **Policy UE2** of the NYM Local Plan on grounds that the accommodation avoids extensive alteration to ground levels and has a low environmental impact through limited foundations to enable the accommodation to be removed without harm to the landscape; it does not lead to unacceptable harm in terms of noise and activity on the immediate area; the proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area; and is of a high quality design which complements its surroundings.
- 10.28 Finally, for cabin and chalet proposals the development is in close proximity to and adequately accessible to the existing road network; and the site provides adequate levels of car parking that is sympathetically designed to complement the site and its surroundings. A larger designated parking area is not considered appropriate in this instance.

11.0 Planning Assessment

- 11.1 The Authority will expect proposals for new tourism and recreation facilities to represent sustainable tourism and, in making the assessment of whether a proposal is sustainable, the following guiding principles will be applied:

First purpose principles

- 1. The overriding priority is to avoid damaging the very qualities that visitors and residents enjoy.**

When assessing planning applications for new development the question to be asked is 'does the proposal respect and show understanding of the National Park Authority's first purpose.

- 11.2 The applicant notes the high value visitors place on the North York Moors landscapes and that this is required to balance with the peace and quiet. The proposals are therefore designed to a high standard and are of an appropriate in scale and density in order to align with the first purpose principle.

- 2. Proposals will conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.**

National Parks are not suitable locations for major development and the need to protect their special qualities means that small scale, well designed development which underpins enjoyment and which does not detrimentally impact on the landscapes, dark night skies and tranquillity are more likely to be acceptable.

- 11.3 The development is sensitively designed holiday accommodation to support a local business. It allows people to enjoy the special qualities of the National Park whilst avoiding sporadic development in unsuitable and unsustainable locations. Essentially, it is situated close to Raven Hill Farm on a previously developed part of the farmyard.

- 11.4 Adequate and active management of the site has clearly been put forward to prevent any local amenity issues such as noise, light pollution and/or other disturbance from re-occurring. The management arrangements are outlined in the above paras. **8.31 – 8.34** above.

Continued ...

Second purpose principles

- 1. Proposals which are based on the special qualities of the National Park and lead to a greater understanding of the North York Moors' evolution, natural processes, cultural heritage, and of how it functions today are more likely to be supported.**

- 11.5 The application seeks to expand an existing small scale holiday letting enterprise and farm diversification to ensure the continued viability of Raven Hill Farm. In doing so, based on the above guidelines, the small scale development would not generate an increase in activity levels which would be harmful to the sites existence and would lead to a greater understanding of the area, site and site history (listed buildings). The supporting text states that as a guide, sites comprising no more than 12 units (including any existing units) of which there are none of this type at the site are likely to be considered small in scale.
- 11.6 The type of accommodation has been chosen fundamentally for its low level impact on the landscape and can be integrated into the local landscape in a way that does not result in an unacceptable or adverse impact on its character and appearance of the National Park or the peace and tranquillity.
- 11.7 The site occupies a secluded location at the rear of the traditional buildings on a part of the former farmyard where the levels are flat and is surrounded on three sides (south, east and west) by existing buildings and provide a uniquely screening setting for the development and future users.
- 11.8 Whilst the site is not 'within' an established area of woodland or forest there is no longer a requirement for this under new planning policies. Notwithstanding this, the site is well screened and in terms of balancing the proposal with the Park's conservation and environmental objectives for the protection of wildlife seeks to use the existing landscape features and new low level planting on the coastal hinterland as screening for the lodge development rather than wholesale screening as it is seen as a far better solution.
- 11.9 Whilst it is accepted the purpose behind the policy is to avoid an unacceptable impact on the character and appearance of the locality and for sites to be well-screened and easily absorbed into the local environment it is considered that this criteria can be easily be met in this instance by the use of the site topography, levels and existing landscape features and the adjacent buildings creating a backdrop for the development.
- 11.8 It is our view that the site is well screened and in a rolling coastal hinterland and will be barely visible from public viewpoints including the elevated roadway from Lythe Bank (A174) and Dunsley Lane.

Continued ...

2. Proposals for new development should build on the character of the North York Moors National Park. People visit the North York Moors for ‘the Moors experience’ and come here to do many things – for example taking in the serenity and openness of its moorland, visiting its ancient abbeys and monuments, taking in the charm of its fishing villages or enjoying its local food and drink. Proposals that promote the use of the North York Moors’ long distance walking and cycling routes are also encouraged.

11.9 It is concluded that the site is in a highly sustainable location and will form a fundamental base from which to access other local facilities such as the coast, coastal resorts, Whitby, Scarborough, Guisborough walkway, the Moors, Dalby Forest, the NYM Railway and local footpath and cycle routes (amongst others).

11.10 Supporting the sustainable growth and modest expansion of the site’s usage will allow this small rural business to prosper in the long term.

3. Proposals which encourage the promotion of a healthier mind and body and promote a more active lifestyle or which deliver mental or physical health benefits are more likely to be supported.

11.11 In England, the National Planning Policy Framework (2021) states that planning should contribute to conserving nature and securing ‘net gains’ for biodiversity (ch. 15).

11.13 The Royal Town Planning Institute in collaboration with Partnership for Biodiversity in Planning have recently prepared an advice note to promote biodiversity through the UK planning system (Nov 19).

11.14 In accordance with national planning and biodiversity policies and legislation this development takes account of the potential biodiversity impact and provides useful information about promoting biodiverse developments through planning.

11.15 NY Moors Planning Advice Note 2 ‘Planning & Biodiversity’ pre-dates this new information although it bears some of the established principles. To that end, this assessment uses the most up to date information to inform the proposal and seeks to minimise impacts, and to maximise benefits for biodiversity, as a result of the development.

Continued ...

Summary of site opportunities for biodiversity through planning

- To maintain and enhance biodiversity – bat and bird boxes will be erected on the site. The above provides a net benefit to biodiversity.
- To not cause significant loss of habitats.
- Maintaining and enhancing green infrastructure – hedges and traditional boundaries.
- Additional low level planting will be delivered through the site.
- The site will promote health and well-being to the applicants and future occupants as they will be exposed to natural views away from built up areas.
- The site will promote general improvements to physical and mental health – due to exposure to the open countryside and promote opportunities to live a healthy lifestyle.
- Nature in this case will act as a catalyst to future occupants' enjoyment – i.e. clear air and sea views.

11.16 It is concluded that the proposal will not result in a net loss of biodiversity. Rather it will provide an enhancement and promote opportunities for wider biodiversity enhancement across the whole of the site together with the proposed landscaping.

The Economic and Social Duty

1. Proposals should deliver economic benefits to the local communities that host them, in line with the duty to foster the economic and social wellbeing of local communities. New development should not detract from the amenities of the local communities through significant additional traffic and noise disturbance.

11.17 With the site management secured it is considered that the three dimensions of sustainable development are met:

- Economic role – the development contributes to building a strong, responsive and competitive economy.
- Social role – the development is supportive of a strong, vibrant and healthy community and provides a facility that is accessible to users without harm to the existing infrastructure or amenity.
- Environmental role – the development contributes to protecting and enhancing the natural and built environment by retaining existing landscape features and provides new landscaping thereby improving biodiversity.

- 11.18 The accommodation is designed to attract the type of tourist looking for a unique type of accommodation; particularly those seeking to enjoy the peace and tranquillity and the feeling of being outdoors without having to forgo everyday luxuries, such as comfortable beds, toilets, showers and cooking facilities.
- 11.19 This type of accommodation is growing in popularity and there are currently very limited options around Whitby other than the typical static caravan sites on offer and so there is potentially an opportunity to attract a different type of visitor to the area.

12.0 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.
- 12.2 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.
- 12.3 The application seeks to diversify and expand an existing well established holiday letting business and tourist facility to ensure the continued viability of Raven Hill Farm. In doing so, based on the above guidelines, the 'small scale' development would not generate an increase in activity levels which would be harmful to the sites existence and is compatible with the existing activities taking place at the site.
- 12.4 The site is ready for development and can make an important contribution to meeting the Districts tourism economy to thrive and can be built out quickly.
- 12.5 The NYM Management Plan and planning policies acknowledge the integral and valuable contribution that Tourism makes to the local economy and is supportive of the National Park area being used more actively for small scale and unique tourist accommodation. This is considered necessary to support a prosperous rural economy.
- 12.6 Supporting sustainable rural tourism development which respects the character of the countryside is key contributory factor of the NPPF (para. 84).
- 12.7 The type of accommodation has been chosen fundamentally for its 'low-level' impact on the adjacent listed buildings and the National Park landscape and can be integrated into the local 'coastal' landscape in a way that does not result in an unacceptable or adverse impact on its character and appearance of the National Park or impact on habitat, wildlife, biodiversity and geodiversity on and around the site.
- 12.8 The above planning appraisal concludes that the development is of an appropriate scale and is of a nature that can be accommodated on the site without harm to the character of the locality, the wider landscape and the road network.
- 12.9 Supporting the sustainable growth and modest expansion of the site usage will allow this small rural business to prosper in the long term.
- 12.10 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force it is requested that planning permission should be granted without further delay.

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.

Our planning services are continually developing to keep up with the changing dynamics of the UK planning system. This helps to widen our knowledge so that our clients are furnished with the most up to date planning criteria.

Operating to a multidisciplinary approach means we are accomplished at working with a range of stakeholders including private individuals, Estate Directors, farmers, land owners, private and public organisations/groups, Parish Councils, other professionals, clients and applicants.

Our services include:

- Pre and post planning advice
 - Appraising sites for development potential
 - Agricultural and Forestry Notifications
 - Planning Supporting Statements
 - 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 address: 24 Westfield Mews, Kirkbymoorside, York, YO62 6BA

M: 07917 194204

E: info@cherylwardplanning.co.uk

W: www.cherylwardplanning.co.uk

NORTH YORK MOORS NATIONAL PARK

NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site RAVEN HILL FARM, DUNGSLEY LANE, DUNGSLEY (2023/0393)

1. Please indicate distance to nearest mains drainage APPROX. 50m TO DUNGSLEY LANE

2. Number of Occupiers of proposed development:

Full Time _____
Part Time 16 OCCUPIERS (MAX.)

3. Number of previous occupiers (if applicable) —

4. What method of foul drainage is proposed (please tick the relevant box)

Septic Tank Package Treatment Plant Cess Pool

If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

The Environment Agency, Coverdale House, Aviator Court,
Amy Johnson Way, Clifton Moor, York, YO3 4UZ.
Tel: 01904 692296

NB: If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.
NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank N/A

ii) Please advise capacity of cess pool (minimum size 18 cubic metres) —