

DESIGN AND ACCESS STATEMENT (incl. Heritage Assessment)

At: Foulisyke Farm,
Fylingdales

NYMNPA

30/10/2023

Cheryl **Ward**
Planning

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Rev/version no.	Date	Amendment details	Revision prepared by
V2	10/10/2023	Client amends.	CWP
V3	30/10/2023	To include heritage assessment	CWP

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1.0 Introduction

- 1.1 Acting upon the request of the applicant, Cheryl Ward Planning has been appointed to submit a planning application in relation to the area outlined in red on the attached location plan at Foulseyke Farm, Fylingdales, Whitby, YO22 4QL.
- 1.2 The applicant has instructed the re-purposing of an existing building within the farmyard (already converted by the previous owner – some 10 years previous) to a farm workers (managers) unit/family annexe together an extension of the building to provide the required living space in connection with the business.
- 1.3 The farm/farm business, is currently owned and operated by the applicants however Mr Roche is becoming less able to run the farm alone thorough ill health. Although he still wishes to assist where he can he requires help, and this will come in the interim period (short term) from the applicant's family with the longer term aim to house a farm worker to assist on a more permanent basis allowing Mr Roche to retire through ill health.
- 1.4 There are no plans to alter the ownership of the farm and from a planning perspective the converted building poses an ideal opportunity and one that will remain closely connected to the main farmhouse (immediate east).
- 1.5 In so far as possible, the applicant is keen to ensure it is a scheme that will not detract from the character and form of the original building, as mentioned, it is a building that has already been re-purposed and made into a habitable state i.e. converted) to form a closely connected unit. In order for the extension to take place part of an adjacent farm building would be removed.
- 1.6 The accompanying plans are prepared by Tudor Design and can be used to identify the building together with what is being proposed.
- 1.7 In summary, full planning permission is sought under the Town and Country Planning Act 1990. The site falls within the North York Moors National Parks planning jurisdiction.
- 1.8 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 National Park Purposes and Duty

- 2.1 The North York Moors National Park was formally designated in 1952 under the National Parks and Access to the Countryside Act 1949. The two key purposes are to:
 1. **Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.**

Continued ...

2. **Promote opportunities for the understanding and enjoyment of the special qualities of the National Park.**
3. **Whilst achieving the above, seek to foster the economic and social wellbeing of local communities.**

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

3.0 Purpose of Statement

- 3.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.
- 3.2 With the application there is also a requirement to submit a Heritage Statement where statutorily designated heritage assets are affected. In this case, the LPA are advising that irrespective of the separation in ownership of the site, the building is curtilage listed as it sits within the curtilage of Foulsyke Farmhouse (Grade II Listed Building). This was the case when the conversion of the building was granted back 2005/2006 and nothing has changed in terms of the status of the building since.
- 3.3 The application building said to be a 'heritage asset' has therefore been assessed. The Statement is incorporated within the report.

4.0 Planning History

- 4.1 A search of the North York Moors National Park's online planning records has been undertaken and the following planning history is identified with the site.

Continued ...

NYM/2019/0315/FL - Variation of conditions 1 and 2 of planning approval NYM/2011/0863/FL to allow the building to be occupied as a local occupancy dwelling and to sever the tie with Foulisyke Farm together with variation of condition 8 of planning approval NYM/2004/0891/FL to allow a dual holiday letting/local occupancy letting use at Foulisyke Farm, Fylingdales – Approved.

NYM/2014/0204/AGRP – Erection of a general purpose agricultural building at Foulisyke Farm, Fylingdales – Approved.

NYM/2017/0163/AGRP – Erection of agricultural storage building at Foulisyke Farm, Fylingdales – Approved.

NYM/2011/0863/FL – Conversion of agricultural buildings to form 2 no. holiday cottages and erection of fencing (retrospective) at Foulisyke Farm, Fylingdales – Approve

NYM/2011/0864/LB – Listed building consent for internal and external alterations to enable to conversion of agricultural buildings to form 2 no. holiday cottages and erection of fencing at Foulisyke Farm, Fylingdales – Approve

NYM/2006/0207/CU – Change of use of agricultural building to micro brewery (amended scheme to previous permission NYM/2004/0891/FL) (retrospective) at Foulisyke Farm, Fylingdales - Approve

NYM/2005/0020/LB – Listed building consent for alterations in connection with conversion of outbuilding into 3 no. holiday cottages at Foulisyke Farm, Fylingdales – LBC granted.

NYM/2004/0891/FL – Conversion of outbuilding to holiday cottages, change of use of outbuilding into micro brewery and erection of stables at Foulisyke Farm, Fylingdales – Approve.

Relevant schemes

- 4.2 Whilst it is acknowledged that other schemes can't be used to justify another the applicant has carried out extensive research of extensions that have been recently approved within the NY Moors National Park which demonstrate a similar working/living arrangement.

NYM/2022/0141 - Change of use from annexe to permanent managers dwelling and construction of two storey extension to provide laundry and office space at ground floor in connection with business and 1 no. additional bedroom at first floor for the dwelling together with transfer of the business operation known as Whorlton Camping Pods to the managers dwelling, change of use of land to domestic garden and installation of package treatment plant at Annexe to Four Wynds, Faceby – Approved.

Continued ...

NYM/2017/0105/FL - Change of use of dwelling (Use Class C3) to Guest House (Use Class C1), conversion of buildings to form 4 no. holiday cottages, bar, dining area and building to form reception, laundry and staff room, construction of extensions to and use of farm workers dwelling (Sunnygarth) as managers dwelling together with parking/access works (part retrospective) – Approved.

NYM/2015/0901/FL - construction of managers dwelling with associated parking and amenity space (revised scheme to NYM/2015/0455/FL) at St. Helens in the Park, Wykeham – Approved.

4.3 The remainder of 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.
- OS Map Extract – for site identification.
- Existing Plans and Elevations.
- Proposed Plans and Elevations
- Section diagram.

5.0 The Site

Site context and surroundings

- 5.1 Foulsyke Farm is an isolated farm, located just off the A171, a little north of the Flask Inn Complex. The farm and associated farmhouse are an independent unit comprising a detached farmhouse with separate vehicle access, parking and farmland. Wider access is shared with Foulsyke House (under separate ownership). The application site falls within Fylingdales Parish.
- 5.2 The property lies in the open countryside in land from the east coast. The site is well screened from the road network by landscape topography. This landscape is described as a rolling coastal hinterland with nearby deep valleys lined with deciduous woodland much of which is ancient semi-natural woodland.
- 5.3 Foulsyke Farm is predominantly a suckler herd farm from which a livestock business is in operation. It consists of a 320 acres unit with 250 suckler cows.
- 5.4 Foulsyke Farm lies in a semi- elevated position in open countryside and although isolated from other properties it is not far from the publicly maintained highway near Wind Hill. Public rights of way can be traced to the north and south of the farm however non are through the farmyard itself.
- 5.5 Foulsyke Farm is centrally located within the farm unit. It lies at the top of the hill which provides surveillance over most of the land holding. It takes in panoramic views of the east coast and the moors, Ling Hill Plantation (south) and towards the Flask Inn to the south and further east down the coastal plain.
- 5.6 The majority of grass fields at Foulsyke Farm are used for grazing livestock.
- 5.7 Essentially, the farming operation continues to grow and be viable.
- 5.8 Geographically, the site is located between the east coast and the NY Moors. It is 2.9 miles south west of the nearest largest coastal settlement of Robin Hoods Bay and 4.77 miles south of Whitby and 11.5 miles north west of Scarborough.
- 5.9 It is a site that lies within the heart of the NYM Moors and recreational areas close to the east coast such as Ravenscar, Sandsend and further up the coast is the attractive coastal villages of Runswick Bay, Port Mulgrave and Staithes.
- 5.10 The site lies within easy reach of these iconic areas and the wider NY Moors. The area is well linked to a network of rural roads, footpaths, bridleways and cycle paths. It is a site that can be sustainably linked from one site to another without necessarily using a car although it is classed as being with the 'open countryside' from a planning perspective.
- 5.11 Accessing the site for the purposes of the proposal does not pose a constraint to the development or other road users.

Local Landscape and Topography

- 5.12 The general area is characterised by open, expansive tracts of land with panoramic and far reaching views across the coastal hinterland down towards Ling Hill Plantation, Boggle Hole and the seascape. Fields are enclosed by a network of hedges and dry stone walls and exhibits good grazing and pastureland.
- 5.13 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.
- 5.14 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

- 5.15 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”.

- 5.16 Local buildings often are built from local stone construction with pantile roofs with a small amount of slate.
- 5.17 It is a distinctive location and securing planning consent for the proposed development and fully endorsing the unique and special qualities of the building in question, which is already in a re-purposed state in the NYM National Park will assist in providing a future liveable unit for someone working at Foulsyke Farm.

- 5.18 It is unknown at what point the stone building was originally converted however the applicant moved to the site over 10 years ago when the building conversion work had already been carried out. Since then the applicant uses the building as a sewing room on a hobby basis.
- 5.19 Post development the sewing room will be relocated to an adjacent building. In the meantime, the converted building will have access to a range of services in the locality comprising:
- 3 no. schools (Fyling Hall School, Hawsker CP School, Whitby schools).
 - Doctors surgery and minor injury unit (Whitby and Sleights).
 - Several 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.
 - Youth Hostel.
- 5.20 In summary, the application site whilst not technically within any of the above listed settlements is closely connected to Sleights, Robin Hoods Bay, Ruswarp 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 for anyone coming to work at the site.

Geographic Information

- 5.21 A thorough check of Magic Map has revealed the site lies within close proximity to the following designations:
- Common Land (west) – unaffected by the proposal.
 - Countryside and Rights of Way Act – Access layer (west) – unaffected by the proposal.
- 5.22 In summary, the proposed use of the unlisted buildings and associated development to the above local land-based designations are unlikely to be harmfully impacted upon.

Flood Risk

- 5.23 The Governments long term flood risk information database shows the application site at 'very low risk' from flooding from rivers and sea, surface water and reservoirs. A flood risk assessment is not deemed to be necessary in this instance.

Applications for Minor Works – Heritage Assessment

What is significant about the heritage asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
<p>The heritage asset as summarised above is said to be the application building. The LPA deem it to be ‘curtilage listed’ which means it is designated for its special architectural or historic interest and/or the character or appearance of which it is desirable to preserve or enhance.</p> <p>The law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building.</p> <p>Para. 194 of the National Planning Policy Framework (NPPF) confirms that 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.</p> <p>As a minimum the relevant historic environment record has been consulted.</p>	<p>The building in question is not listed in its own right as confirmed by the Official List Entry for Foulisyke Farm, Fylingdales provided by Historic England. It is however part of a group of buildings together with the principal building known as Foulisyke Farmhouse.</p> <p>Planning permission for works to a building within the setting of a listed building will need to take account of the contribution that building makes to the heritage significance of the listed building.</p> <p>In this case, the building to be adapted is a simple yet attractive stone and pantile building with steep roof pitch (already converted and now used as a sewing room).</p> <p>The proposed works are of a minor nature and relate to a modest rear extension allowing re-purposing to take place and therefore continued use for the long term future.</p>	<p>The area of development is away from the principal farmhouse and the proposed extension projects into the farmyard.</p> <p>The main farmhouse has undergone similar ‘link’ extensions recently as the site continues to move forward to cater for its occupants.</p> <p>A thorough visual and physical assessment has taken place which predominantly includes the farmstead ‘layout and context’ and the wider contribution that the re-use and extension of the building will have on the asset.</p> <p>It is concluded that the proposal has been designed to have less than substantial harm on the asset identified and the building itself.</p>	<p>Impact is minimised in several ways to keep the level of harm to a minimum.</p> <p>As a result, the proposed development follows the guidelines in NYM Supplementary Planning Documents, Part 4, Design Guide (2008):</p> <ul style="list-style-type: none"> • Assessment of buildings - there are no other buildings capable of being re-used. • The key is the respect shown to the original building so that it remains the dominant form. • As this is an already converted building the extension has been designed to reflect the attributes of the building. • The extension is of a scale that is compatible and subservient to the original building in terms of its volume, scale, height, width and depth. • The extension reflects local distinctiveness in terms of proportion and materials. • The materials embodied in the extension will match or be sympathetic to the original structure.

6.0 The Proposal

Introduction

- 6.1 This Design and Access Statement (incl. Heritage Assessment) is prepared by Cheryl Ward Planning and is submitted in support of this planning application.
- 6.2 The aim of the proposal is to re-purpose the building in question for a farm worker (manager)/annexe for a family member together an extension of the building to provide the required living space needed in connection with the business in operation.
- 6.3 The accompanying plans seek to show how the proposal is achievable on the site without harming the special qualities of the area.
- OS Map Extract - Location plan.
 - Existing elevation and floor plans.
 - Proposed elevation and floor plans.
- 6.4 The proposal is to utilise the already converted building together with an extension to provide for simple two up, two down living. The extended part providing a living/kitchen at ground floor and lounge at first floor making it a two bed unit/annexe.
- 6.5 The extended element is designed to complement the existing traditional building and will be 'stepped-in' from the outer side flank walls and set down from the ridge of the host building. It will be linked via a narrow fillet of glass between the buildings (similar to the neighbour's 'link' extension at Foulsyke House).
- 6.6 Whilst the 30% regime is acknowledged, it is not a householder application under **Policy CO17** although the principles are borne in mind.
- 6.7 The proposal is also designed to fit with a wider overarching need to live and work at the site and safeguarding measures to improve external areas around the building to make an attractive outlook and liveability standards within and around the small unit which is within the applicant's ownership.
- 6.8 In essence, the whole site is designed to work in unison and in finding a solution to the owner/applicant's future needs for the day to day running of the farm.
- 6.9 In summary, the existing building and farmyard area including the wider landscape and its features are not considered to be a constraint with regards to the introduction of a modest extension nor would the future development adversely affect the special qualities of the area and the area's prevailing 'coastal' landscape character.

Materials

- 6.10 The construction method and materials are offered with a mixture of reclaimed (salvaged) matching stone under a traditional, reclaimed pantile roof to create strong compatibility between new and existing parts of the dwelling.

Appearance

- 6.11 In summary, the approach in terms of design is to create a modest liveable unit/annexe that is both functional and operational for modern living and one that mimics key connections to the traditional characteristic of the NY Moors and coastal hinterland for example:

- Matching materials compatible with the locality.
- A traditional pantile roof.
- Robust materials.
- Subservience to nearby structures i.e. hierarchical elements of the building which diminish in height and scale so as not to over dominate.
- Stonework to window ratio - well balanced.
- Creates a balance between the existing internal house levels and external levels.

Access

- 6.12 Accessing the site would be via the existing access serving Foulisyke Farm and will remain unchanged. Post development, there is to be no change to the levels of activity about the site which in any case will not be increased. There is to be no increase on the private road or the junction with the A171 highway network.

Parking

- 6.13 Parking will take place close to the small unit/annexe where there is ample space for turning and manoeuvring.

Structural condition

- 6.14 The building is structurally sound as demonstrated by the existing conversion and therefore it is not considered that a structural survey would assist the application in any way. The extension being physically attached via a narrow fillet of glass meaning that there is no added pressure on the existing building.

Ecological condition

- 6.15 With the building already converted and a replacement roof already having formed part of the previous conversion works together with internal linings, fixtures and fittings it is not considered that the building will benefit from an ecological survey.

6A Overseeing the site

Site Management

- 6a.1 The workers unit/annexe will be managed and operated from the adjacent Foulsyke Farmhouse.
- 6a.2 It is confirmed that there is a requirement for on site management to support the existing business and this has come about through ill health and health and safety reasons. Furthermore, the accommodation is achievable (not through a new building) but through the adaptation of an existing building which is already converted and poses the best solution for the farm rather than a 'new build' agricultural workers dwelling.
- 6a.3 The applicant is satisfied that the proposed unit of accommodation can be tied to Foulsyke Farm and for it to remain as a single planning unit in the future.

7.0 Planning Policy Context

- 7.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 7.2 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.
- 7.3 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)

- 7.4 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.
- 7.5 The NPPF is a contributing material consideration. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 7.6 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'.
- 7.7 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
- 7.8 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; or
 - 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.

- 7.9 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 7.10 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.
- 7.11 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’.
- 7.12 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’.
- 7.13 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’.
- 7.14 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.
- 7.15 Paragraph 127 states that plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.

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Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

- 7.16 Paragraph 128 advises the LPA should provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.
- 7.17 Paragraph 129 advises that design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.
- 7.18 Paragraph 130 seeks to ensure 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;

Continued ...

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

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.

7.19 With respect to development in National Park's, 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)

7.20 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.

7.21 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.

7.22 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.

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

Continued ...

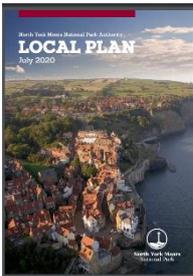
DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2020)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 39, 51, 84, 126, 127, 128, 129, 130, 176
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (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. Policy ENV3 – Dark Night Skies Policy BL4 – Managers and Staff Accommodation. Policy CO18 – Residential annexes.
NYM Supplementary Planning Documents	Part 1: General Principles (2008). Part 4: The Re-Use of Traditional Rural Buildings (2008).

Table 1. – Planning policy and guidance.

- 7.24 **Strategic Policy C** (Quality and Design of Development) confirms that in order to maintain and enhance the distinctive character of the National Park development will be supported where the proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park design guide.
- 7.25 In addition, to **Policy BL4** (Managers and Staff Accommodation), **Strategic Policy C** (Quality and Design of Development) is highly relevant, 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.

- 7.26 **Policy CO18** (Residential Annexes) of the NYM Local Plan which is supportive of residential annexes where the development is located within the domestic curtilage and is ancillary to the main dwelling in terms of its scale, specification and proposed use and; a clear functional need for the ancillary accommodation is demonstrated.
- 7.27 In summary, the development is in alignment with planning policies **SPC** and **BL4** of the NYM Local Plan.

Supplementary Planning Documents

- 7.28 **Part 1** (General Principles) confirms that there is concern that a standardised approach is being adopted in the design of new development within the National Park. The use of a limited range of traditional building features and techniques is creating a ubiquitous 'style', which does not necessarily reflect the subtle variations in the landscape and building characteristics that exist across the Park. This results in relatively few proposals that are contemporary in their design approach, the consequence of which is a potential deficit in the built heritage for future generations.
- 7.29 **Part 4** (Re-Use of Traditional Rural Buildings) states that the concept of the re-use of rural buildings is not a new one. Over time, many traditional rural buildings have been adapted to accommodate developments and advances in farming practices and technology. However, changing economic and social circumstances has meant that some of these buildings are no longer required for their original purposes, although they may still be in a reasonably sound condition.
- 7.30 The most popular and common form of rural conversion has been the adaptation of barns and other redundant traditional buildings into residential use which has allowed people to find homes in quiet rural settings.
- 7.31 Understanding the landscape setting is a key factor in determining the extent to which a converted building and a new use will integrate into its surroundings.
- 7.32 The best option for retaining the integrity of the historic landscape is to keep traditional rural buildings in active use. If we value the continued existence of the built heritage and its contribution to the wider landscape, ways must be found to arrest the decline of such buildings and to protect and perpetuate their future.
- 7.33 The proposal in this case is to be located at the rear and side of the main farmhouse where there are no visible public vantage points and care is abundantly taken to ensure that the extension does not impact on the host building.

8.0 Planning assessment

Justification

- 8.1 The additional accommodation is vital to the applicants needs as the day to day running of the farm is becoming more laboursome for the applicant due to ill-health. It will essentially allow Mr Roche to wind down albeit retaining a hand in the farm ahead of retirement. There is a need for that process to commence as soon as possible and for help and assistance for health and safety reasons.
- 8.2 The extra living accommodation is vital to ensure the farm remains viable. The building in question offers up a sustainable solution for a rural worker and/or family member to stay for example at lambing time, preparation of cattle for market or during the harvest.
- 8.3 Essentially the building (and extension) can provide this without harming the areas special qualities and is aligned with in **Strategic Policy C** (Quality and Design of Development) and **Policy BL6** (Managers and Staff Accommodation) of the NYM Local Plan and the Design Guides (referenced above).
- 8.4 The existing stone barn occupies an attractive location on the edge of the farmyard and lends itself well to the proposed use i.e. surveillance over the farm buildings, hence the lounge being purposely located at first floor overlooking the farmyard and cattle/machinery sheds. The proposed work seeks to protect the original building, its form and character aligns with **Strategic Policy C** (Quality and Design of Development) of the NYM Local Plan.
- 8.5 The proposal is therefore responsive to local circumstances and comprises a sustainable development solution that will allow the occupant(s) to remain at Foulsyke Farm now and in the years to come.
- 8.6 The development is sympathetic to the distinctive character of the National Park and is of a high quality design that will make a positive contribution to the local environment and complements the architectural character and form of the original stone building and the local vernacular. In this respect the development is in accordance with **Strategic Policy C** (Quality and Design of Development) of the NYM Local Plan.
- 8.7 The development in its entirety will not reduce the level of amenity space about the farm to an unreasonable amount.

9.0 Conclusion

- 9.1 The use and adaptation of an existing domestic building (in part) together with a modest extension will allow Foulseyke Farm to remain a productive, well managed and viable unit.
- 9.2 It will mean the farm can continue to be supported which at present it is not and nor is it able to be met in any other way. The small increase in building footprint to create a modest, yet reasonable amount of living accommodation will not impact on the overall appearance of the site, site setting or on neighbouring residential amenity.
- 9.3 The NYM Management Plan (2022) and planning policies acknowledge the integral and valuable contribution that the farming sector makes to the local economy and is supportive of maintaining a strong and viable farming and land management community that delivers more for climate, nature, people and place. This is considered necessary to support a prosperous rural economy.
- 9.4 Supporting sustainable farming in the NY Moors which respects the character of the countryside is key contributory factor of the NPPF (para. 84).
- 9.5 Through the re-use and adaptation of an existing building **Policy SPC and Policy BL4** is proven to be upheld and the development will not conflict with the requirement for a new agricultural workers dwelling/annexe nor pressure for such accommodation in the future at the site. The development is designed to the principles as set out in the LPAs Design Guide (Part 4) which is technically concerned with re-using traditional buildings.
- 9.6 It is a traditional building that is already in situ and a robust part of the farm complex. Consequently, the primary considerations are that the building is considered to be 'suitable' in terms of **Policy BL4** and that the extra flexibility in allowing it to be extended will provide for and ensure the long term viability of a local farming family business.
- 9.7 Furthermore, the position of the extension on the building is of equal importance and respect is therefore given to existing building lines, the scale of existing buildings and the spacing between them. Through the application it is fully acknowledged that irrespective of size, all buildings have a threshold point beyond which its further extension is not possible without jeopardising and possibly destroying the integrity of its original character.
- 9.8 It is concluded that the proposal is compatible with an existing group of buildings and that this scheme is achievable without compromising the site or the buildings original appearance and quality.
- 9.7 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 without further delay.

Up to date photographs



Fig 1. – Rear/side elevation of building to be re-purposed.



Fig 2. – Front elevation of building to be re-used.



Fig 3. – Side elevation.



Fig 4. – Inside the building – sewing room.

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.

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

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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 FOULSYK FARM, FYUNGDALES

1. Please indicate distance to nearest mains drainage OVER 100 METRES

2. Number of Occupiers of proposed development:

Full Time 2
Part Time _____

3. Number of previous occupiers (if applicable) N/A

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

Septic Tank Package Treatment Plant Cess Pool
(EXISTING)

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) N/A