

## The Planning Inspectorate

### QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/W9500/W/24/3338100

Appeal By

FHJA & MA EDDON

Site Address

Land east of Pasture Road  
Lockton  
PICKERING  
YO18 7NU  
Grid Ref Easting: 485869.0  
Grid Ref Northing: 489812.0

#### PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes  No

Note: If the written procedure is agreed, the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes  No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes  No

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes  No

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes  No

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes  No

#### PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes  No

5. Was a site ownership certificate submitted with the application? Yes  No

6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990? Yes  No

7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			<input type="checkbox"/>
Minor Developments			<input checked="" type="checkbox"/>
Other Developments			<input type="checkbox"/>
8.b. Minor Developments			
Dwellings			<input type="checkbox"/>
Offices/R and D/light industry			<input type="checkbox"/>
General industry/storage/warehousing			<input type="checkbox"/>
Retail and services			<input type="checkbox"/>
Traveller caravan pitches			<input type="checkbox"/>
All other minor developments			<input checked="" type="checkbox"/>
Is the appeal site within:			
9.a. A Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

### PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>PART 4</b>			
Environmental Impact Assessment - Schedule 1			
20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Environmental Impact Assessment - Schedule 2			
20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
20.c.i. Have you issued a screening opinion (SO)	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Environmental Impact Assessment - Environmental Statement (ES)			
20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Environmental Impact Assessment - Publicity			
20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development.	Applies	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
<b>PART 5</b>			
22. Do you wish to attach your statement of case?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
For appeals dealt with by written representations only			
23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Copies of the following documents must, if appropriate, be attached to this questionnaire			
24.a. a copy of the letter with which you notified people about the appeal; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			<input checked="" type="checkbox"/>
24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			<input checked="" type="checkbox"/>
Deadline	02/05/2024		
24.c. all representations received from interested parties about the original application;			<input type="checkbox"/>
24.d. the planning officer's report to committee or delegated report on the application and any other			<input checked="" type="checkbox"/>

relevant documents/minutes;

[see 'Questionnaire Documents' section](#)

24.e. any representations received as a result of a service of a site ownership notification;

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

List of policies

SPA, SPB, SPK, BL5

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;

In the case of emerging documents, please state what stage they have reached.

[see 'Questionnaire Documents' section](#)

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

24.m. your Authority's CIL charging schedule is being/has been examined;

24.n. your Authority's CIL charging schedule has been/is likely to be adopted;

24.o. any other relevant information or correspondence you consider we should know about.

[see 'Questionnaire Documents' section](#)

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes  No

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes  No

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.



LPA's reference

NYM/2023/0791

Completed by

Mrs Dawn Paton

On behalf of

North York Moors National Park Authority

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Mrs Hilary Saunders

Phone no (including dialling code)

01439 772700

Email

planning@northyorkmoors.org.uk

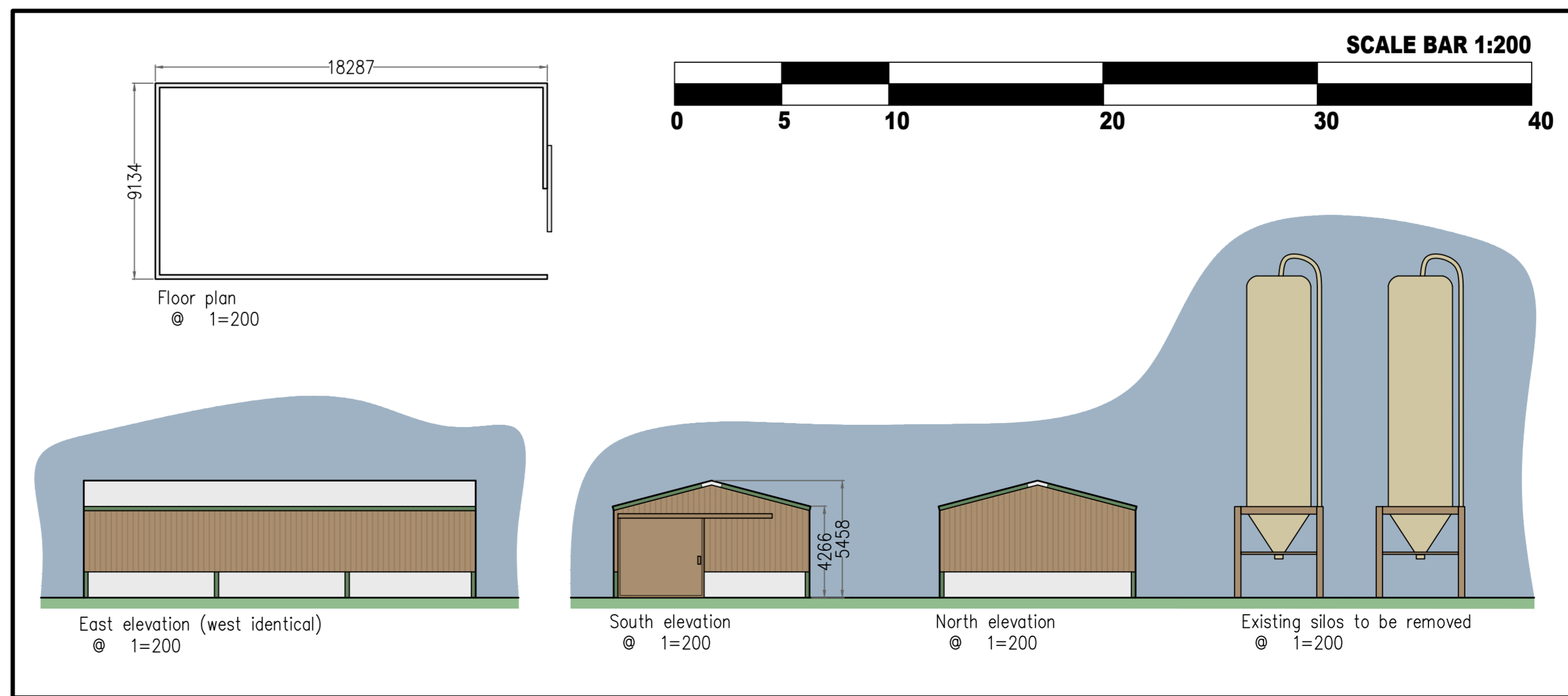
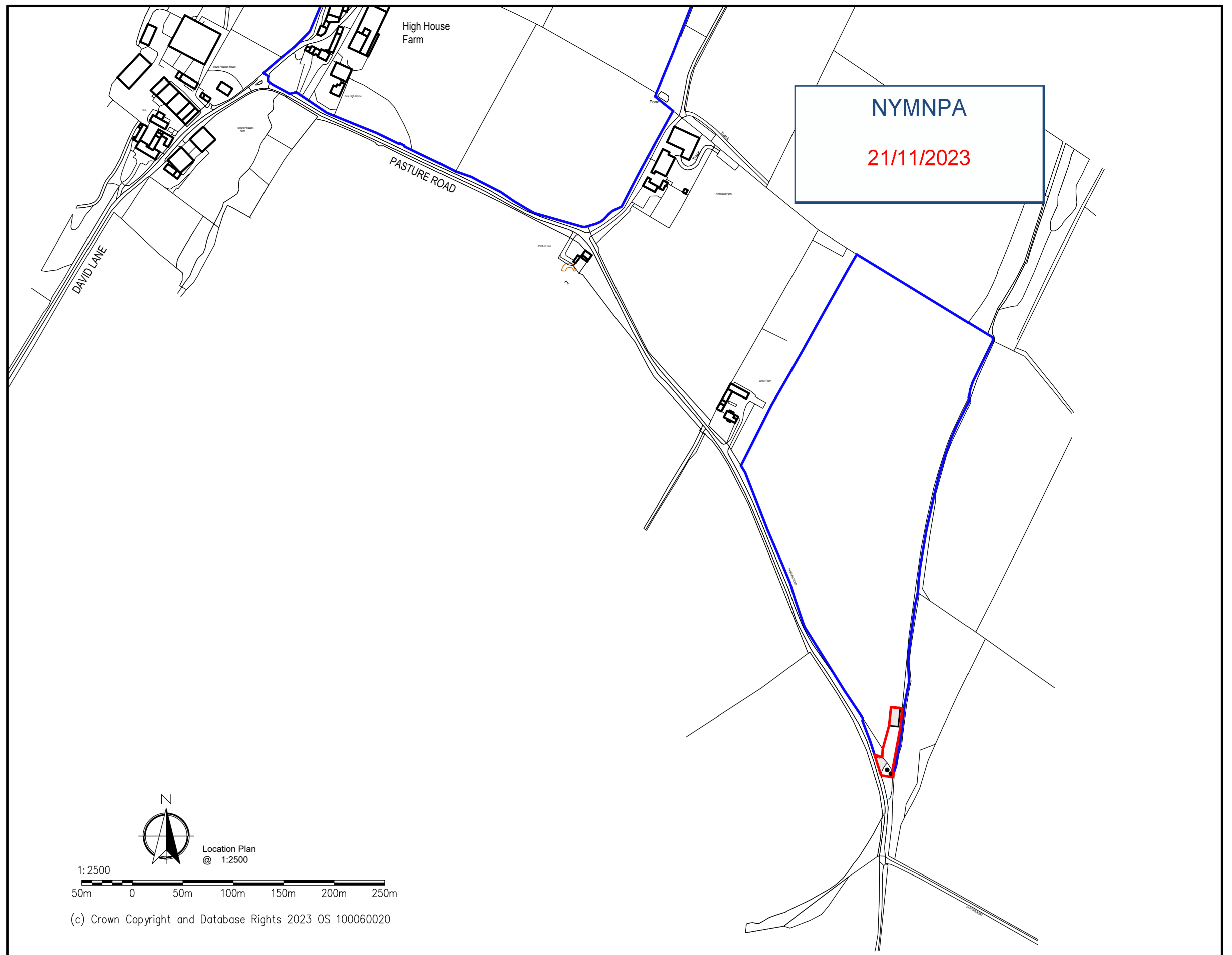
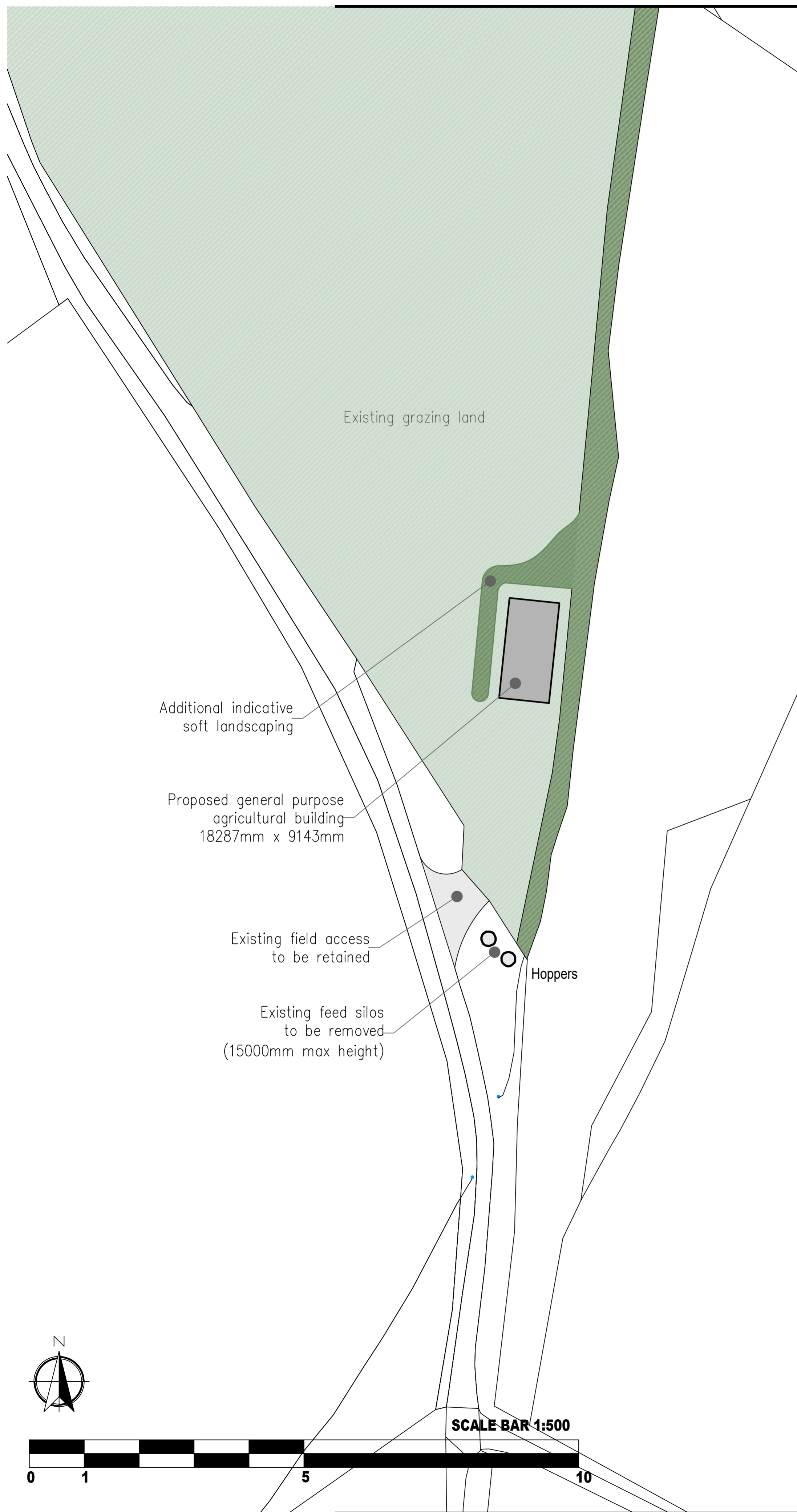
Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

Appeal Reference	APP/W9500/W/24/3338100
Appeal By	FHJA & MA EDDON
Site Address	Land east of Pasture Road Lockton PICKERING YO18 7NU Grid Ref Easting: 485869.0 Grid Ref Northing: 489812.0

The documents listed below were uploaded with this form:

- Relates to Section: PART 4  
 Document Description: 21. Copies of any comments that you have received in response.  
 File name: 2023-12-06 Public - Consultation Responses.pdf
- Relates to Section: PART 5  
 Document Description: 24.a. A copy of the letter with which you notified people about the appeal.  
 File name: Parish Letter.pdf
- Relates to Section: PART 5  
 Document Description: 24.b. A document containing a list of the people you notified of the appeal.  
 File name: List of Those Notified.pdf
- Relates to Section: PART 5  
 Document Description: 24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.  
 File name: 2024-01-15 Public - Officer Delegated Report.pdf
- Relates to Section: PART 5  
 Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.  
 File name: Title Page 2020.pdf  
 File name: 2020 Copy of Front Sheet.pdf
- Relates to Section: PART 5  
 Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.  
 File name: BL5.pdf  
 File name: SPK.pdf  
 File name: SPA.pdf  
 File name: SPB.pdf
- Relates to Section: PART 5  
 Document Description: 24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.  
 File name: Design-Guide-Part-5 - New Agricultural Buildings - Page 11.pdf
- Relates to Section: PART 5  
 Document Description: 24.o. Copies of any other relevant information or correspondence you consider we should know about.  
 File name: 2024-01-15 Public - Decision Notice.pdf

File name:	Copy of Site Notice.pdf
File name:	Validation Checklist.pdf
File name:	2023-11-30 Public - Plans.pdf
File name:	2020 Copy of Front Sheet.pdf
File name:	2023-11-21 Public - Supporting SCAIL Information Received.pdf
Completed by	Not Set
Date	04/04/2024 15:01:09
LPA	North York Moors National Park Authority



Drawing  
Proposed Works A1

**IAN PICK ASSOCIATES LTD**  
Specialist Agricultural & Rural Planning Consultants

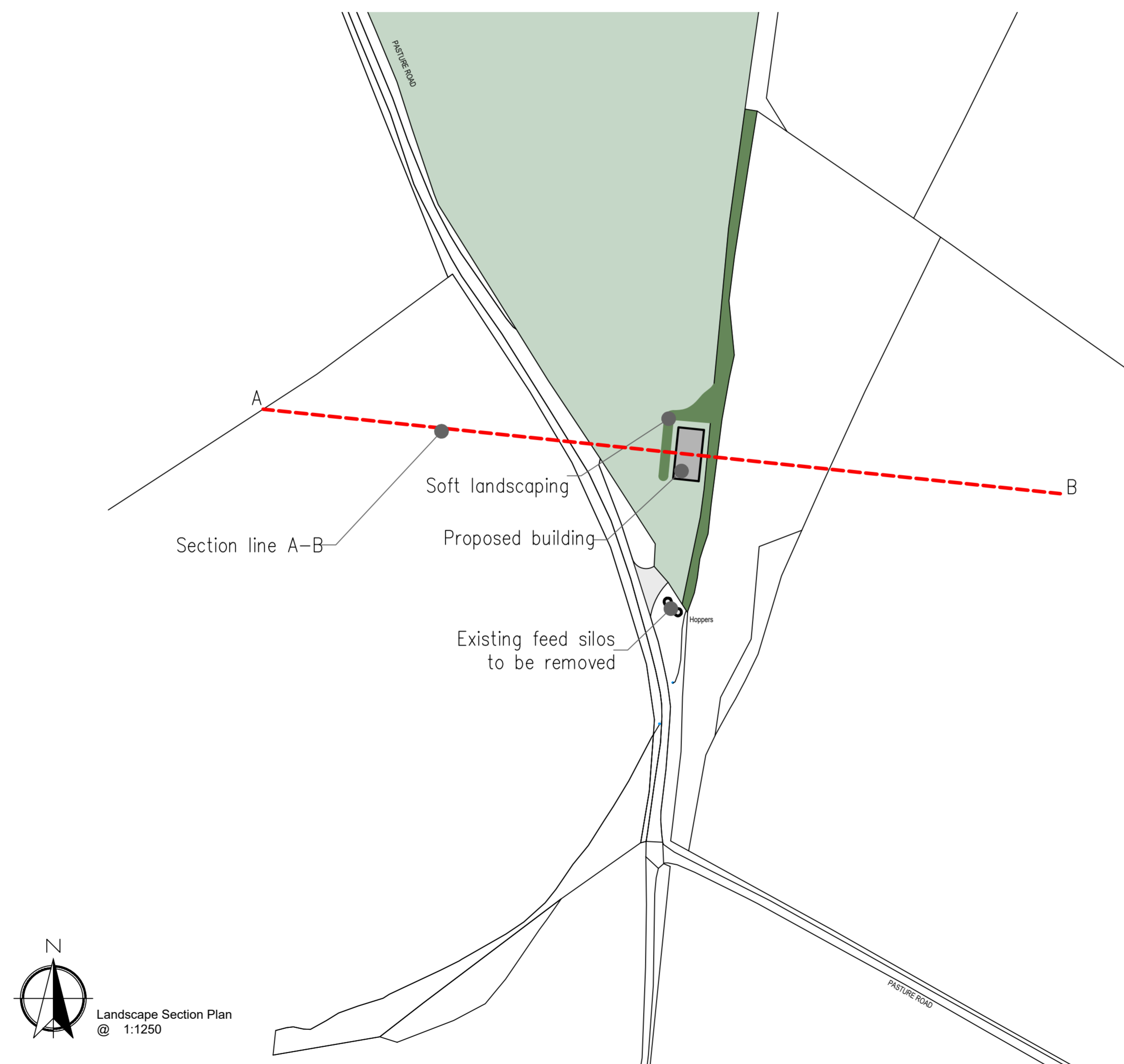
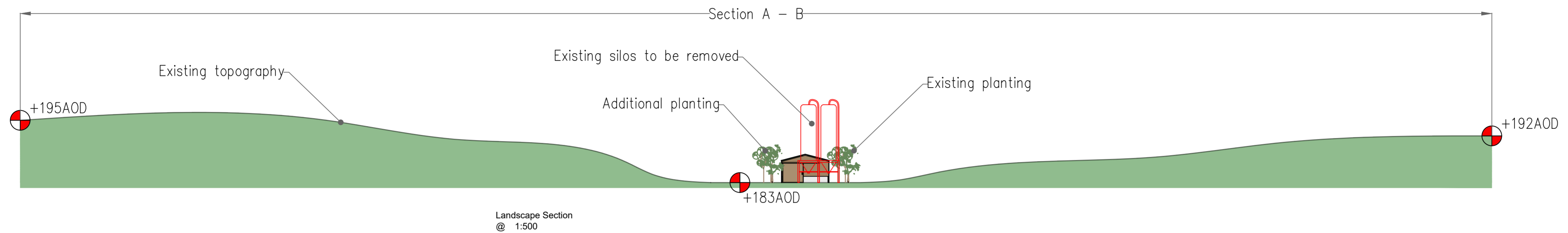
Station Farm Offices, Wansford Road, Nafferton,  
Driffield, East Yorkshire, YO25 8NJ

**Project**  
FHJA & MA Eddon - General Purpose Agricultural Building

Scale	1=200	1:500	1:2500	@	A1
Drw No.	ME011123		Rev: -		
Drawn by:	S H		Date: Nov 2023		

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NYMNPA  
21/11/2023

Drawing  
**Landscape Sections A1**

**IAN PICK ASSOCIATES LTD**  
Specialist Agricultural & Rural Planning Consultants

Station Farm Offices, Wansford Road, Nafferton,  
Driffield, East Yorkshire, YO25 8NJ

**Project**  
FHJA & MA Eddon - General Purpose Agricultural Building

Scale	1:500	1:1250	@ A1
Drw No.	ME021123	Rev: -	
Drawn by:	S H	Date:	Nov 2023

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output  
Met site CHUR

Project Notes  
Eddon - Lambing  
Run Mode Conservative

### RECEPTORS

Number	Name	SITE COE	Habitat Ty	xy
1	Bride Ston	3140	SSSI	487011.9_490614.6
2	Seive Dale	3190	SSSI	485374.3_488406.9
3	Hole Of Hc	3167	SSSI	484176.7_492047.7
4	North York	4003	SSSI	483878.4_491678.9
5	North York UK900616	SPA		483878.2_491679.4
6	North York UK003022	SAC		483878.2_491679.4
7	Newtondal	3172	SSSI	483342.8_490233.3
8	Troutsdale	3200	SSSI	489736.7_487973
9	Nabgate	2960	SSSI	486827.6_485015.7
10	Ellerburn B	3150	SSSI	485313.1_485038.6
11	Ellers Woo	3275	SSSI	485899.1_484932.4
12	Eller`s Wo UK003003	SAC		485895.1_484927.9
13	Haugh & G	2888	SSSI	480921.5_488189.1
14	Fen Bog UK003033	SAC		485014.8_497226
15	Cawthorn I	3183	SSSI	478402.6_492329.1
16	Newbridge	2896	SSSI	480018.1_485363.9

### INSTALLATIONS

Number	Name	No. Source	PM10(t/a)	NH3(t/a)	Odour(kOu/a)
1	Eddon - L	1	0	0.0056	0

### PROCESS CONTRIBUTIONS - RECEPTOR SITE (1)

INSTALLA	Dep N(kg/	Conc PM10	Conc NH3	Conc Odo	Dep Acid (kEqH+/ha/yr)
0	0.007687	0	0.00148	0	0.000518592'

### PROCESS CONTRIBUTIONS - RECEPTOR SITE (2)

INSTALLA	Dep N(kg/	Conc PM10	Conc NH3	Conc Odo	Dep Acid (kEqH+/ha/yr)
0	0.00135	0	0.00026	0	9.1104e-05'

### PROCESS CONTRIBUTIONS - RECEPTOR SITE (3)

INSTALLA	Dep N(kg/	Conc PM10	Conc NH3	Conc Odo	Dep Acid (kEqH+/ha/yr)
0	0.001792	0	0.00023	0	0.000120888'

### PROCESS CONTRIBUTIONS - RECEPTOR SITE (4)

INSTALLA	Dep N(kg/	Conc PM10	Conc NH3	Conc Odo	Dep Acid (kEqH+/ha/yr)
0	0.001143	0	0.00022	0	7.7088e-05'

### PROCESS CONTRIBUTIONS - RECEPTOR SITE (5)

INSTALLA	Dep N(kg/	Conc PM10	Conc NH3	Conc Odo	Dep Acid (kEqH+/ha/yr)
0	0.001143	0	0.00022	0	7.7088e-05'

### PROCESS CONTRIBUTIONS - RECEPTOR SITE (6)

INSTALLA	Dep N(kg/	Conc PM10	Conc NH3	Conc Odo	Dep Acid (kEqH+/ha/yr)
0	0.001143	0	0.00022	0	7.7088e-05'

### PROCESS CONTRIBUTIONS - RECEPTOR SITE (7)

INSTALLA' Dep N(kg/ Conc PM10 Conc NH3 Conc Odor Dep Acid (kEqH+/ha/yr)  
 0 0.001402 0 0.00018 0 9.4608e-05'

PROCESS CONTRIBUTIONS - RECEPTOR SITE (8)

INSTALLA' Dep N(kg/ Conc PM10 Conc NH3 Conc Odor Dep Acid (kEqH+/ha/yr)  
 0 0.000519 0 0.0001 0 3.504e-05'

PROCESS CONTRIBUTIONS - RECEPTOR SITE (9)

INSTALLA' Dep N(kg/ Conc PM10 Conc NH3 Conc Odor Dep Acid (kEqH+/ha/yr)  
 0 0.000364 0 0.00007 0 2.4528e-05'

PROCESS CONTRIBUTIONS - RECEPTOR SITE (10)

INSTALLA' Dep N(kg/ Conc PM10 Conc NH3 Conc Odor Dep Acid (kEqH+/ha/yr)  
 0 0.000364 0 0.00007 0 2.4528e-05'

PROCESS CONTRIBUTIONS - RECEPTOR SITE (11)

INSTALLA' Dep N(kg/ Conc PM10 Conc NH3 Conc Odor Dep Acid (kEqH+/ha/yr)  
 0 0.000467 0 0.00006 0 3.1536e-05'

PROCESS CONTRIBUTIONS - RECEPTOR SITE (12)

INSTALLA' Dep N(kg/ Conc PM10 Conc NH3 Conc Odor Dep Acid (kEqH+/ha/yr)  
 0 0.000312 0 0.00006 0 2.1024e-05'

PROCESS CONTRIBUTIONS - RECEPTOR SITE (13)

INSTALLA' Dep N(kg/ Conc PM10 Conc NH3 Conc Odor Dep Acid (kEqH+/ha/yr)  
 0 0.000467 0 0.00006 0 3.1536e-05'

PROCESS CONTRIBUTIONS - RECEPTOR SITE (14)

INSTALLA' Dep N(kg/ Conc PM10 Conc NH3 Conc Odor Dep Acid (kEqH+/ha/yr)  
 0 0.00026 0 0.00005 0 1.752e-05'

PROCESS CONTRIBUTIONS - RECEPTOR SITE (15)

INSTALLA' Dep N(kg/ Conc PM10 Conc NH3 Conc Odor Dep Acid (kEqH+/ha/yr)  
 0 0.000208 0 0.00004 0 1.4016e-05'

PROCESS CONTRIBUTIONS - RECEPTOR SITE (16)

INSTALLA' Dep N(kg/ Conc PM10 Conc NH3 Conc Odor Dep Acid (kEqH+/ha/yr)  
 0 0.000208 0 0.00004 0 1.4016e-05'

Concentrations / depositions and critical loads

RECEPTOR	NAME	PC PM10 (	PM10 Backg	PM10 PEC	PM10 EAL	PC NH3 (u	NH3 Backg
1	Bride Stor	0	10.83	10.83	40	0.00148	1.43
2	Seive Dale	0	11.41	11.41	40	0.00026	1.46
3	Hole Of H	0	10.25	10.25	40	0.00023	1.52
4	North Yorl	0	12.16	12.16	40	0.00022	1.52
5	North Yorl	0	12.16	12.16	40	0.00022	1.52
6	North Yorl	0	12.16	12.16	40	0.00022	1.52
7	Newtonda	0	11.87	11.87	40	0.00018	1.52
8	Troutsdale	0	11.25	11.25	40	0.0001	1.46
9	Nabgate	0	10.99	10.99	40	0.00007	1.46
10	Ellerburn I	0	11.8	11.8	40	0.00007	1.46
11	Ellers Woc	0	12.61	12.61	40	0.00006	2.6
12	Eller`s Wc	0	12.61	12.61	40	0.00006	2.6

13	Haugh & C	0	12.53	12.53	40	0.00006	2.31
14	Fen Bog	0	10.01	10.01	40	0.00005	0.89
15	Cawthorn	0	10.17	10.17	40	0.00004	1.66
16	Newbridge	0	12.63	12.63	40	0.00004	2.31

\*\*\*\*\*

\*\* AERMOD Input Produced by:

\*\* SCAIL-AGRICULTURE V1.0.0

\*\* 25/05/2012

\*\*\*\*\*

\*\* AERMOD Control Pathway

\*\*\*\*\*

CO STARTING

TITLEONE SCAIL-AGRICULTURE TEST CASE

MODELOPT CONC FLAT NOSTD

AVERTIME 1 24 PERIOD

POLLUTID GENERIC

RUNORNOT RUN

CO FINISHED

\*\*\*\*\*

\*\* AERMOD Source Pathway

\*\*\*\*\*

SO STARTING

\*\* Source ID - Type - X Coord. - Y Coord. \*\*

LOCATION SSTK01 VOLUME 486276 490564 0.0

LOCATION NSTK01 VOLUME 486276 490564 0.0

LOCATION OSTK01 VOLUME 486276 490564 0.0

\*\* Source F height temp and velocity data from interface>>>> \*\*

\*\* NAME g/s Height Temp Velocity Dia

SRCPARAM SSTK01 1.769e-04 2.7 3.00531348449304 1.25581395348837

SRCPARAM NSTK01 0.000e+00 2.7 3.00531348449304 1.25581395348837

SRCPARAM OSTK01 0.000e+00 2.7 3.00531348449304 1.25581395348837

\*\* Grouping stacks in group) based on sources from interface

SRCGROUP SALL SSTK01  
SRCGROUP NALL NSTK01  
SRCGROUP OALL OSTK01  
SRCGROUP SGRP0 SSTK01  
SRCGROUP NGRP0 NSTK01  
SRCGROUP OGRP0 OSTK01  
SO FINISHED

\*\*\*\*\*

\*\* AERMOD Receptor Pathway

\*\*\*\*\*

RE STARTING

\*\* Habitat location input from interface

DISCCART 487013 490564  
DISCCART 488613 490564  
DISCCART 488846 490564  
DISCCART 488920 490564  
DISCCART 488920 490564  
DISCCART 488920 490564  
DISCCART 489227 490564  
DISCCART 490599 490564  
DISCCART 491851 490564  
DISCCART 491884 490564  
DISCCART 491920 490564  
DISCCART 491924 490564  
DISCCART 492133 490564  
DISCCART 493056 490564  
DISCCART 494344 490564  
DISCCART 494412 490564  
RE FINISHED

\*\*\*\*\*

\*\* AERMOD Meteorology Pathway

\*\*\*\*\*

ME STARTING

\*\*Eilename for met file (either based on location information or directly input from interface

SURFFILE CHUR.SFC  
PROFFILE CHUR.PFL  
\*\* Defaults

SURFDATA 7050 2005

UAIRDATA 0 2005

PROFBASE 0 METERS

ME FINISHED

\*\*\*\*\*

\*\* AERMOD Output Pathway

\*\*\*\*\*

OU STARTING

RECTABLE 1 176

RECTABLE 24 36

RECTABLE 24 8

\*\* Output files by source grouping

\*\* PLOTFILE PERIOD ALL testcase\_allsources.PLT

PLOTFILE PERIOD SALL res\_sall.txt  
 PLOTFILE PERIOD NALL res\_nall.txt  
 PLOTFILE 1 OALL 176 res\_oall.txt  
 PLOTFILE PERIOD SGRP0 res\_sgrp0.txt  
 PLOTFILE PERIOD NGRP0 res\_ngrp0.txt  
 PLOTFILE 1 OGRP0 176 res\_ogrp0.txt  
 OU FINISHED

\*\*NOTES

\*\*PROJNOTES Eddon - Lambing

\*\*REGION England

\*\*RADIUS 10

\*\*RUNMODE Conservative

\*\*DWDIR Average

\*\*ALTEREDREF

\*\*METNAME CHUR

**LOCATIC	1	Bride Ston	487011.9_	Habitat	3140	738	SSSI
**LOCATIC	2	Seive Dale	485374.3_	Habitat	3190	2338	SSSI
**LOCATIC	3	Hole Of Hc	484176.7_	Habitat	3167	2571	SSSI
**LOCATIC	4	North York	483878.4_	Habitat	4003	2644	SSSI
**LOCATIC	5	North York	483878.2_	Habitat	UK900616	2645	SPA
**LOCATIC	6	North York	483878.2_	Habitat	UK003022	2645	SAC
**LOCATIC	7	Newtondal	483342.8_	Habitat	3172	2952	SSSI
**LOCATIC	8	Troutsdale	489736.7_	Habitat	3200	4323	SSSI
**LOCATIC	9	Nabgate	486827.6_	Habitat	2960	5576	SSSI
**LOCATIC	10	Ellerburn B	485313.1_	Habitat	3150	5609	SSSI
**LOCATIC	11	Ellers Woo	485899.1_	Habitat	3275	5644	SSSI

**LOCATIC	12 Eller`s Wo	485895.1_	Habitat	UK003003	5649 SAC
**LOCATIC	13 Haugh & C	480921.5_	Habitat	2888	5858 SSSI
**LOCATIC	14 Fen Bog	485014.8_	Habitat	UK003033	6780 SAC
**LOCATIC	15 Cawthorn I	478402.6_	Habitat	3183	8069 SSSI
**LOCATIC	16 Newbridge	480018.1_	Habitat	2896	8136 SSSI
**SOURCE	Eddon - La	486276_4	OGRP0	SGRP0	NGRP0
**STACK 1	1 Eddon	own_emiss	New	Eddon	486276_4
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1.52022	01-Mar	0	0	0	3	0	20.02
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1.52022	01-Mar	0	0	0	3	0	20.02
1.52018	01-Mar	0	0	0	3	0	31.5
1.4601	01-Mar	0	0	0	3	0	18.48
1.46007	01-Mar	0	0	0	3	0	18.48
1.46007	01-Mar	0	0	0	3	0	18.48
2.60006	01-Mar	0	0	0	3	0	37.1
2.60006	01-Mar	0	0	0	3	0	22.12

2.31006	01-Mar	0	0	0	3	0	36.68
0.89005	01-Mar	0	0	0	3	0	17.22
1.66004	01-Mar	0	0	0	3	0	20.02
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20.31	5	0.001	1.67	1.671	0.82	Dwarf shr	Dwarf shr
18.48	5	0	1.51	1.51	0.54	Fen marsh	Fen marsh
31.5	3	0	1.65	1.65	0.81	Broad-lea	mixed and
20.02	5	0	1.65	1.65	0.79	Dwarf shr	Dwarf shr
20.02	5	0	1.65	1.65	0.47	Falco colu	Pluvialis aj
20.02	5	0	1.65	1.65	0.5	Blanket bc	Blanket bc
31.5	3	0	1.65	1.65	0.39	Broad-lea	mixed and
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ub heath - upland

1 and swamp - lowland

Dwarf shrub heath - upland

ub heath - upland

pricaria (North-western Europe - breeding)

rgs

Fen marsh and swamp - lowland

assland upland

s grassland upland

s grassland upland

Acid grassland upland

ve habitat or species at this site

Broad-leaf mixed and yew woodland  
mires and quaking bogs  
upland heath - upland  
any other habitat or species at this site







TRUE

# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



**Application No:** **NYM/2023/0791**

**Proposed Development:** Application for removal of two silos and erection of general purpose agricultural building (resubmission following refusal of NYM/2023/0521)

**Location:** land east of Pasture Road, Lockton

**Applicant:** Matthew Eddon

<b>CH Ref:</b>		<b>Case Officer:</b>	Vikki Orange
<b>Area Ref:</b>	3/81/168A	<b>Tel:</b>	
<b>County Road No:</b>		<b>E-mail:</b>	

<b>To:</b>	North York Moors National Park Authority	<b>Date:</b>	5 December 2023
<b>FAO:</b>	Emily Jackson	<b>Copies to:</b>	

### **Note to the Planning Officer:**

The Local Highway Authority offer no objection to the erection of agricultural building within the land under the applicants ownership or the removal of 2 no. silos. It is noted that the Silos are situated partially within highway verge and as such the Local Highway Authority should like to see a Construction Management Plan which demonstrates that the removal of the silos can be undertaken safely without impacting public highway. Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

#### MHC-15B Construction Phase Management Plan- Small sites

No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. Method Statement.
2. the parking of contractors' site operatives and visitor's vehicles;
3. areas for storage of plant and materials used in constructing the development clear of the highway;
4. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason for Condition

OFFICIAL

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation  
sheet:

Application No:

**NYM/2023/0791**

In the interest of public safety and amenity

**Signed:**

***Vikki Orange***

*for Corporate Director of Environment*

**Issued by:**

*Kirby Misperton Highway Office  
Beansheaf Industrial Park  
Tofts Road  
Kirby Misperton  
YO17 6BG*

**e-mail:**

**Town and Country Planning Act 1990  
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for  
Permission to Carry out Development**

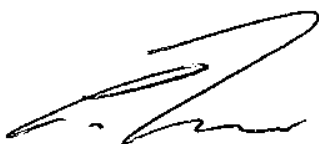
To FHJA & MA Eddon  
c/o Ian Pick Associates Ltd  
fao: Mr Sam Harrison  
Station Farm Offices  
Wansford Road  
Nafferton  
Driffield  
YO25 8NJ

The above named Authority being the Planning Authority for the purposes of your application validated 21 November 2023, in respect of **removal of two silos and erection of general purpose agricultural building (resubmission following refusal of NYM/2023/0521) at land east of Pasture Road, Lockton** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. The siting of the proposed building, remote from any neighbouring farmsteads and other buildings would represent sporadic development which would have an unacceptable adverse impact on the character and special qualities of this part of the National Park. The building would be clearly seen from the adjacent highway and public footpath and by reason of its isolated nature would have a harmful impact on this nationally protected landscape which is not characterised by isolated or small groups of buildings. The Local Planning Authority do not consider that sufficient essential agricultural need exists to justify a building on this isolated parcel of land to override the resulting harm to the open undeveloped character of this area. The proposal would therefore be contrary to Policy BL5 of the North York Moors Local Plan.
2. Approval of this proposed development would increase pressure for similar buildings on areas of land detached from a main farmstead which could lead to a proliferation of other isolated barns across the National Park which would have a cumulative detrimental impact on the character, special qualities and distinctiveness of the Nationally Protected landscape.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.



Mr C M France  
Director of Planning

Date 15 January 2024

Please Note your Rights of Appeal are attached to this Decision Notice

## Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to:
- refuse an application for planning permission or grant it subject to conditions;
  - refuse an application for any consent, agreement or approval required by a condition imposed on a grant of planning permission or grant it subject to conditions; or
  - refuse an application for any approval required under a development order

they may appeal to the Secretary of State of Department of Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice (12 weeks in the case of a minor commercial application). The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

**Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 00 00) or online at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals)**

### Notes

- Please note, only the applicant possesses the right of appeal.
- No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.
- In your own interests your attention is particularly drawn to the conditions under which approval has been given to your proposals. Failure to comply fully with the conditions could lead to enforcement action resulting in work already done being demolished or prosecution in Magistrates' Court.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2023/0791

**Development description:** removal of two silos and erection of general purpose agricultural building (resubmission following refusal of NYM/2023/0521)

**Site address:** land east of Pasture Road, Lockton

**Parish:** Lockton

**Case officer:** Mrs Hilary Saunders

**Applicant:** FHJA & MA Eddon

**fao:** Mr Matthew Eddon, High House Farm, Pasture Road, Lockton, Pickering, YO18 7NU

**Agent:** Ian Pick Associates Ltd

**fao:** Mr Sam Harrison, Station Farm Offices, Wansford Road, Nafferton, Driffield, YO25 8NJ, United Kingdom

## Director of Planning's Recommendation

Refusal for the following reason(s)

### Reason(s) for refusal

Refusal reason code	Refusal reason text
1	The siting of the proposed building, remote from any neighbouring farmsteads and other buildings would represent sporadic development which would have an unacceptable adverse impact on the character and special qualities of this part of the National Park. The building would be clearly seen from the adjacent highway and public footpath and by reason of its isolated nature would have a harmful impact on this nationally protected landscape which is not characterised by isolated or small groups of buildings. The Local Planning Authority do not consider that sufficient essential agricultural need exists to justify a building on this isolated parcel of land to override the resulting harm to the open undeveloped character of this area. The proposal would therefore be contrary to Policy BL5 of the North York Moors Local Plan.
2	Approval of this proposed development would increase pressure for similar buildings on areas of land detached from a main farmstead which could lead to a proliferation of other isolated barns across the National Park which would have a cumulative detrimental impact on the character, special qualities and distinctiveness of the Nationally Protected landscape.

## Consultation responses

### Parish

No comments received.

### Highways

No objections subject to conditions

### Third party responses

None received.

### Publicity expiry

Advertisement/site notice expiry date – 10 January 2024

View of two existing silos looking back along Pasture Road towards the main farmstead.



Proposed building would be just the other side of gate – existing silo frame just in right hand side of photo.



## Background

High House Farm is a large agricultural unit, located on the north side of Pasture Road (which leads from David Lane) on the eastern side of the A169, out with the main built-up village of Lockton. The area is characterised by scattered farm holdings, with High House Farm and the neighbouring Mount Pleasant Farm forming a cluster of properties at the right-angle bend in the lane.

The farm comprises the original farmhouse, adjacent traditional outbuildings and an extensive range of modern agricultural buildings forming a long farm yard extending northwards. To the east but still in close proximity to the original steading is a modern residential property and further livestock buildings.

The land holding, however, extends over a much greater area and this application relates to a separate field in the applicant's ownership, some distance to the south of the main farmstead. Just outside the field, on the highway verge are two substantial and old silos which appear to be disused.

Planning permission was refused in 2023 for the construction of an agricultural building (to be used for the storage of hay/feed in the summer months and winter housing of ewes and lambing). It was proposed that the building would be located in the bottom southern corner of the field and would measure 18.287m long x 9.143m wide with a height to the eaves of 4.266m and to the ridge of 5.458m. The building would be clad



with concrete panels and Yorkshire boarding, with a fibre roof sheet roof, and an access track from the road to the barn would be created and surfaced.

This current application is almost identical to the previous refusal, in terms of the size and design of the building, but no hard surface access and yard is proposed.

The supporting agricultural information lists existing farm buildings and of the eight buildings listed, only four appear to be used, with four substantial agricultural buildings apparently not being used.

The applicant's agent has expanded upon the previous supporting information and stated the following: -

The farm does not currently have capacity for the winter housing of the flock and is therefore required to seek rented accommodation elsewhere, which is unsustainable given current markets.

As the building would be located away from the main steading, airborne diseases such as pneumonia simply cannot be spread to the main flock. Disinfectant, separate clothing and an ability to restrict the amount and type of vehicles / visitors all result in 'gold standard' biosecurity measures being achievable. This level of biosecurity is not feasible under the current arrangements, which again results in separate rented accommodation being required elsewhere away from the main steading.

The use of the building is directly linked to the associated land, which is used for the grazing of ewes and the production of hay. The building will also facilitate the safer and more manageable loading and unloading of livestock from the land.

The scheme will result in a reduction in annual traffic movements associated with the land. Current operations result in vehicle movements to and from the land as part of the day-to-day operations, including the harvesting and storage of hay and straw, feed deliveries, livestock deliveries and removal, removal of stock for winter housing, removal of ewes for lambing, etc.

The erection of a purpose built shed in this location will remove the majority of these movements, as the operations become more self-sustained and efficient. The crop would be harvested, stored within the shed and used for feed throughout winter. The ewes would be lambled on site, and winter housing would also be provided.

Further, it is contended that when viewed in conjunction with the removal of the existing roadside feed silos, the scheme would propose a wider betterment in terms of reducing the visual impact of the agricultural operations within the immediate vicinity.

## Main issues

### Local Plan

Policy BL5 (Agricultural Development) seeks to permit new agricultural buildings where the scale is appropriate to its setting and will not have an adverse impact on the special qualities of the National Park; there is a functional need for the development; it can be demonstrated that there are no suitable existing buildings available; the building is designed for the purposes of agriculture and is related physically and functionally to existing buildings; the proposal will not significantly harm local amenity; and in the absence of existing screening, a landscaping scheme is provided.

This policy and its explanatory text explain that, in this National Park, agricultural buildings are typically closely associated with the farm house and steading (there are farm security and visual/landscape clustering benefits) and there are few remote farm buildings, which is part of what makes this nationally protected landscape special. As such remote farm buildings are strongly resisted as they dilute the beauty of the countryside, and an exception is only made where an overriding case can be made for such a remote location for a farm building.

### Material considerations

The primary issue for consideration is has there been any material change in circumstances to warrant a different decision being made on this re-submitted planning application. The only change is the omission of the hard-surfaced access track and yard and additional justification regarding disease prevention. The surfacing of the access track and yard wasn't a primary reason for refusal of the previous scheme and if the justification of requiring a separate site for disease prevention were accepted, then that would further strengthen the case regarding concerns about setting a precedent as there are many similar farms with then National Park that could then put forward the same argument, which would lead to a proliferation of isolated buildings within this protected landscape.

Furthermore, the farm has a number of buildings, some of which are located some distance to the rear of the main farmstead and some of which appear not to be in use by the farm. There is no explanation as to why these buildings could not be utilised.

Consequently, the previous considerations remain the same and are set out as follow-

Whilst the building has been designed for the purposes of agriculture, it is not related physically and functionally to existing buildings, and it is not considered that there is sufficient justification for the functional requirements for the building to be in this location.

The proposed site is three fields away approximately 900m away along the lane, with the cited benefits being primarily the reduction in vehicle movements and visual benefit from removal of the silos.

However, it is not considered that these amount to an overriding case for sporadic development in the open countryside. Any benefits from removal of the silos would be more than negated by the visual impacts of a new remote building, there would also be lower farm security than feed being stored at the main steading. Furthermore, the distances involved are modest and it would set a precedent for other feed stock buildings for land more than 1km from the steading. It is considered that moving stock feed from the steading to fields away from the steading is fairly typical of farming in this National Park and it is not considered to amount to exceptional need or circumstances.

In terms of landscape impact, the building would be very isolated, and would be seen in isolation from public viewpoints, such as the adjacent public highway which is also a public footpath.

### Conclusion

The siting of agricultural buildings in remote locations is uncharacteristic for this National Park. This proposed building is not physically or functionally linked to any other buildings and would be seen from public vantage points as an isolated form of development, reducing the enjoyment of this typically rural and open landscape.

The purpose of Policy BL5 is to permit proposals for new agricultural buildings where the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location. This is to ensure that the siting of buildings does not have an adverse impact on the landscape character of the area.

On the basis that the proposed building would constitute isolated and sporadic development in the open countryside which constitutes development uncharacteristic of the wider landscape of the National Park that would have adverse landscape impact and, refusal is recommended.

### Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

### Explanation of how the Authority has worked positively with the applicant/agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.

## **Policy BL5 - Agricultural Development**

Development of new agricultural buildings and structures or extensions to existing buildings will only be permitted where:

1. The form, height and bulk of the development is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park;
2. There is a functional need for the development to sustain the existing primary agricultural or forestry activity and the scale of the development is commensurate with that need;
3. It can be demonstrated that there are no suitable existing buildings available to support the existing business;
4. The building is designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces;

5. The site is related physically and functionally to existing buildings associated with the business unless there is an exceptional agricultural need for a more isolated location;
6. The proposal will not significantly harm local amenity in terms of noise, odours or level of activity either individually or in combination with the existing agricultural activity; and
7. In the absence of existing screening, a landscaping scheme is provided which is appropriate to the character of the locality and retains existing and/or introduces new planting to reduce the visual impact of the proposal on the wider landscape and encourages biodiversity.

The Authority will impose a condition on appropriate planning permissions requiring the removal of the building or structure if it is no longer required for agricultural purposes.

### Explanation

- 6.16 The Authority will support development proposals that will enable farm businesses to become more competitive, comply with changing legislation and associated guidance, diversify into new agricultural opportunities and adapt to changing markets.
- 6.17 However, of all the activities in the North York Moors farming has one of the biggest influences on the way the National Park looks and functions. Not only is farming an economic use and provider of jobs and income in its own right, it also significantly influences the landscape of the National Park, potentially affecting the qualities upon which other economic activity (particularly tourism) is dependent. Policy protection is therefore needed to make sure that the natural beauty of the North York Moors landscape is conserved and enhanced.
- 6.18 Traditional farm buildings in the North York Moors are small in scale and built of stone with pantile roofing. Agriculture in the National Park is characterised by small agricultural farmsteads settled into the landscape and these buildings form part of the National Park's special qualities. They are usually clustered around farmhouses and courtyards, and often lend character to the local landscape. In contrast, modern farming can demand large agricultural buildings often featuring utilitarian design and prefabricated materials which are of a size and appearance more industrial than agricultural in nature. Some forms of large scale agricultural development are not appropriate in a National Park as insensitively located and designed buildings and structures can have a jarring or intrusive impact on the visual character and appearance of the landscape.
- 6.19 Proposals will therefore be expected to respect local landscape character and topography and avoid development in prominent locations such as the crests of hills. They should not use brightly coloured and reflective materials. A landscaping scheme will be required to accompany proposals which should help 'knit' buildings or works into the surrounding landscape. Where new tree planting is required a mix of fast growing conifers and native species will be the preferred option. The policy aims to result in a standard of building design that shows an understanding and respect for the National Park and its landscapes. This means that the principle of screening that is poorly sited, designed or over-sized development will not be acceptable.

- 6.20 Applicants will be required to demonstrate a functional need for a proposed development. Where a building is of a substantial size, clarification will be sought over the intended use to ensure that the size and form is justified. Intensive units which are unrelated to an existing farm business will not be supported as enterprises involved solely in intensive livestock production can be ‘foot loose’ and do not require a location in a National Park.
- 6.21 Applicants will need to demonstrate that specific and justifiable circumstances exist for proposals for new buildings in isolated locations in the open countryside. These circumstances may arise from requirements to comply with changing legislation or for example the siting of slurry stores, which through planning regulations must be sited away from certain farm buildings. Where proposals are in more isolated locations a landscaping scheme, which reduces the impact of the proposal on the wider landscape will be required.
- 6.22 The National Park Authority has produced a Landscape Assessment as well as a Design Guide for new agricultural buildings. It will be expected that applicants will have had regard to these documents when submitting proposals. Any opportunities to support or enhance biodiversity on site would also be supported.



**North York Moors  
National Park**

**Planning Notice**

**Town and Country Planning (Development Management  
Procedure) Order 2015 Notice under Article 15**

<b>Application Number</b>	<b>NYM/2023/0791</b>
<b>Applicant</b>	<b>FHJA &amp; MA Eddon</b>
<b>Site Address</b>	<b>land east of Pasture Road, Lockton</b>
<b>Proposal</b>	<b>Removal of two silos and erection of general purpose agricultural buildin (resubmission following refusal of NYM/2023/0521)</b>

Documents for the application(s) are available under the application reference number on the Planning Explorer section of the Authority's website which can be accessed by scanning the QR code below or at: <http://planning.northyorkmoors.org.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>.

Any comments you may have on the application(s) should be made **within 21 days** of the date of this notice. Where the consultation period extends over a Bank Holiday an additional day is given for each Bank Holiday that falls within this period. You may comment by using the Authority's online consultation response form, by email ([planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)), letter or fax.

Please be aware that any views submitted will be available for public inspection and will be published on the Authority's website, under the provision of the Access to Information Act.

A handwritten signature in black ink, appearing to read 'C M France'.

Mr C M France  
Director of Planning  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York, YO62 5BP  
website: [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)  
email: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
tel: 01439 772700



**Date of Notice:  
This notice may be removed  
after 30 days.**



# Design Guide Part 5

## New Agricultural Buildings

February 2013





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# Section 1

## Introduction and Policy Context

### 1.1 Background

The New Agricultural Buildings Supplementary Planning Document (SPD) is the fifth part of the North York Moors National Park Authority's Design Guide. Other parts of the Guide include:

- Part 1:** General Principles
- Part 2:** Extensions and Alterations to Dwellings
- Part 3:** Trees and Landscape
- Part 4:** The Re-use of Traditional Rural Buildings

**Part 5: New Agricultural Buildings should be read in conjunction with other relevant parts of the Design Guide.**

The Design Guide has been developed to provide practical advice and assistance to those considering the construction or extension of a new agricultural building within the National Park.

### 1.2 Supplementary Planning Documents

Supplementary Planning Documents are used to add further detail to the policies contained in the North York Moors Core Strategy and Development Policies Document (2008). As an SPD, the Design Guide forms a part of the Local Development Framework and therefore has statutory weight and is a **material consideration** in the determination of planning applications.

The SPD is supported by a **Statement of Consultation** which details the consultation undertaken in the production of the SPD.

In some instances, Village Design Statement Supplementary Planning Documents and Conservation Area Assessment and Management Plan Supplementary Planning Documents may contain more detailed, local guidance on design matters and these should also be referred to alongside the Design Guide.

The purpose of the Design Guide is to:

- ensure that new agricultural buildings are designed within the context of statutory National Park purposes;
- encourage high quality design that conserves and enhances the character and special qualities of the area and respects the local distinctiveness and the built and natural heritage of the National Park;
- protect the residential amenity of neighbouring properties;
- encourage sustainable building practices which minimise waste and the use of resources;
- promote design that reduces the causes and mitigates the effects of climate change; and
- ensure that conditions for wildlife and natural habitats are maintained or enhanced.

### 1.3 National Planning Policy

The National Planning Policy Framework (NPPF) (CLG 2012) sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people can produce neighbourhood plans which reflect the needs and priorities of their communities.

The NPPF states that:

*'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*

More particularly, new development should:

*'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.'*

### 1.4 Local Planning Policy

This Supplementary Planning Document offers additional detailed design advice and guidance to support Development Policy 12 – 'Agriculture' of the North York Moors Core Strategy and Development Policies.

#### **DEVELOPMENT POLICY 12**

##### **Agriculture**

Proposals for new agricultural buildings, tracks and structures or extensions to existing buildings will be permitted where:

1. There is a functional need for the building and its scale is commensurate with that need.
2. The building is designed for the purposes of agriculture.
3. The site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location.
4. A landscaping scheme which reduces the visual impact of the proposal.

### 1.5 Aims and Objectives

Farmsteads are a prominent visual element within the landscape of the National Park – particularly within the dales which run from the north and south of the central moorlands and as such, help to define the local distinctiveness and cultural heritage of the North York Moors.

The open landscapes mean that new development can be particularly intrusive unless careful attention is paid to their siting and design.

Consequently these guidelines have been produced to encourage those requiring and/or designing new agricultural developments to carefully consider their potential impact and suggest ways of improving their appearance within the sensitive landscapes of the North York Moors.

The aim of this guide is to provide practical advice on the design of new farm buildings that function efficiently and have a minimal visual impact upon the environment.

Times have changed. Farming practices have to be flexible, the scale of operations has changed, building materials and styles are increasingly ubiquitous and there are regulations and standards to be observed whilst reconciling the fact that the farmer also has to make a living.

Whilst the guidance provides general design advice for a broad range of farm structures, it does not cover all potential types of farm building such as farm diversification schemes, agricultural workers' dwellings or waste management proposals. Specific advice about these should be sought from the planning department using the pre-application advice service.

This guidance is not intended to be prescriptive, but should be taken into account and applied flexibly, taking into account the features and circumstances of individual sites and proposals.

## Section 2

### An Approach: The Importance of Design

#### 2.1 Historic Background

Historically, the siting and design of farm buildings evolved in response to local climatic conditions, landscape, the farming system, locally available building materials, skills and traditions. Buildings were usually carefully sited and orientated, resulting in a close relationship between them and the landscape. The building forms, materials and colours tended to harmonise with the landscape and often enhanced it. Many farms have developed in stages over the years as and when new buildings have been required and are therefore generally characterised by a range of building styles and materials together on one site. The arrangement of buildings on a farm appears random rather than uniform. The older parts of farms, including the farm house, are typically stone and pantile.



*Farm comprising older stone and pantile buildings, along with newer buildings and associated structures.*

Major changes in farm practices over the last five decades have had a significant impact on the design and function of agricultural buildings. Greater mechanisation, the introduction of different systems of production, hygiene requirements and the need to achieve greater output with less labour has led to the development of much larger farm units. Consequently, larger buildings are required for the efficient housing of livestock, and storage of fodder, produce and general everyday equipment and machinery.

In the future, to enable increased food production whilst not harming the environment, there may be a need for new, more efficient buildings or changes to existing buildings.

There is a continuing trend towards larger buildings with wider roof spans, even if fewer are being built. These buildings can be industrial in appearance and scale and can have a significant impact on the rural landscape and the visual quality of existing farmsteads.



*Modern farm buildings often need to be larger*

Over the last decade there has been increasing interest and concern expressed about the impact of some new farm buildings in the landscape. Amongst the most common issues are:

- poorly sited buildings, located for example in prominent skyline locations or without regard to existing development;
- inappropriate design and use of materials; and
- the incongruous use of colour.

Whilst it is important that new buildings are located and designed in a way that respects their natural and man-made surroundings, they should not necessarily perpetuate past traditions in building styles and materials, when in many cases these are no longer appropriate to contemporary farming practice or building technology. Nevertheless, new buildings should respect traditional influences and be developed in sympathy with their surroundings and in a form appropriate to their function.

## **2.2 Functional and Operational Requirements**

Good design is not just a question of appearance or form but also relates to the suitability of the building to its function. The operational requirements of farming are a major consideration and will often predetermine the general location and in some cases the particular siting and form of a new building. The need for environmental protection on the site can in itself lead to the need for new structures and buildings, for example silage clamps. Reconciling functionality with landscape impacts can sometimes be a challenge but with careful consideration can be achieved. New buildings have to contribute to effective functioning of the farm in order to be economically viable. On this basis, applications for new agricultural buildings will also need to demonstrate that the scale of the proposed building is commensurate with the functional need for it.



## Section 3

### Design Guidance

It is important for economic reasons that all new farm buildings and other agricultural structures should be properly designed and constructed. A quality building, though perhaps of higher initial costs, will save ongoing maintenance and perhaps even future replacement costs, and should assist in achieving greater productivity.

When planning and designing a new agricultural building, consideration should be given to how this and associated works could help to enhance the appearance of the farm as a whole. The advice below applies equally to extensions as to new buildings.

#### 3.1 Landscape Character and Setting

The landscape is a complex combination of physical and cultural elements, the character of which has been created over a long period of time and through environmental changes and human intervention. Farming and farm buildings are an integral part of the National Park's landscape and contribute towards its appeal. The National Park's Landscape Character Assessment identifies nine different landscape character types across the Park. The characteristics of these landscapes are set out in Part 1 of the Design Guide: General Principles.

It is important to ensure that development proposals respect their context and are sensitively designed to protect and enhance the intrinsic character and local distinctiveness of the Park's landscape.

Early consideration of the landscape context as part of the design process is essential if development is to successfully integrate with its surroundings. High quality design can enhance both the development itself and the local environment. Considering the landscape early in the design process can also be time saving as a lack of detailed information at the planning application stage can lead to delays.



*Consider the appearance and setting of the farm within the wider landscape, and long distance views of the farm*

When considering the form, materials and colour of the new building (see below), consideration should be given to maintaining the overall appearance of the farm in the landscape, including the varied and ad hoc appearance of farms as they have developed over time, whilst ensuring that it complements the existing buildings and surroundings.

The construction of a new building may also provide an opportunity to enhance the appearance of an existing farm in the landscape through, for example, screening existing parts of the site from wider view or softening the appearance through the use of landscaping.

There may be instances where higher standards of design may be called for. Proposals for new buildings or extensions within historic villages, prominent open countryside, conservation areas or adjacent to a Listed Building will require particular care and attention to detail.

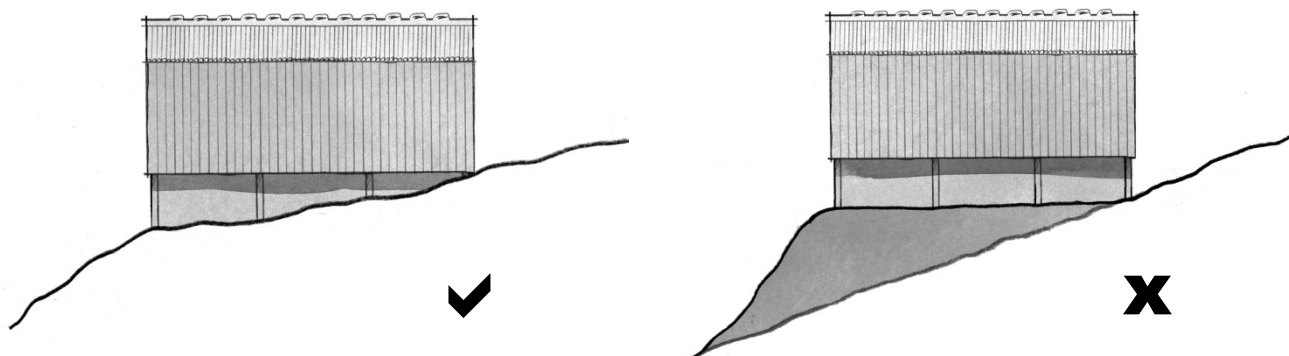
Detailed advice on landscape character and setting can be found in Parts 1 and 3 of the Design Guide.

### 3.2 Siting

The position of a new farm building is usually dependent on its function and the space available but as a general rule new buildings should be sited within or adjacent to existing groups of agricultural buildings. No matter how well designed, a poorly sited building can have a significant impact on the landscape. However it is acknowledged that, due to the practicalities of farming, it may not always possible to site a new building in or around an existing farmstead.

#### General design guidance:

- Subject to operational requirements, the impact of a new structure can be reduced by locating it in close proximity to existing buildings within an existing group. Rarely will it be acceptable to locate an isolated free-standing structure within open countryside.
- New buildings should respond to contours and the natural form of the land by fitting into folds or valley bottoms and avoiding platforms or exposed skylines or ridges.
- Buildings located on the crest of a hill are not only more exposed to the elements but are often more visually prominent and intrusive in the landscape. Where it can be demonstrated that such a location is unavoidable the impact of the building can be reduced by siting it below the skyline and by the careful choice of colour for the walls and roof.
- On sloping sites it is generally best to align a building parallel with the contours and to use cut and fill in preference to raising floor levels.



*Try to use cut and fill where possible rather than creating a 'platform'. In some cases it may only be possible to partly cut and fill.*

- Where it is possible to accept different floor levels a building can be stepped down a slope. This can minimise disturbance to the existing land form and reduce its visual impact.
- New buildings should be sited so as to minimise impacts from public vantage points such as highways and rights of way.



*This building is aligned with the contours of the sloping site. Using cut and fill helps to minimise the overall height of the building.*

*Stepping the building down a slope reduces the overall height, minimises the expanse of a single ridge line and emphasises the natural topography*



### 3.3 Scale and Form

Historically the scale and form of traditional buildings was conditioned by functional requirements, the local climate and the availability of building materials which has resulted in distinctive local types.

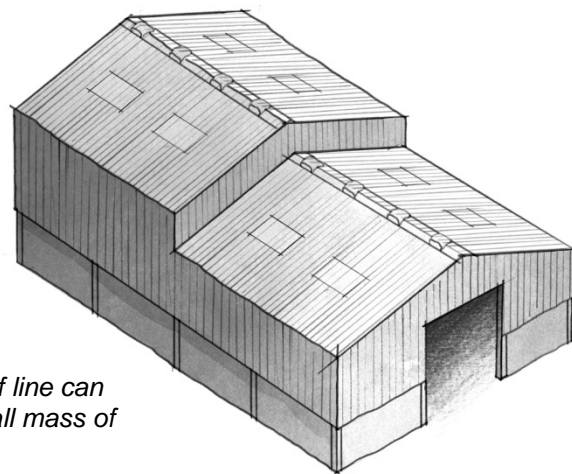
Modern farm buildings tend to be large single span structures with shallow pitched roofs based around a portal frame construction. The width allows flexibility for large numbers of livestock (particularly in winter), machinery, crops, forage or feed to be housed under one roof at a cost-effective price. As a result modern buildings are at risk of being out of scale with smaller, more traditional buildings.

#### **General design guidance:**

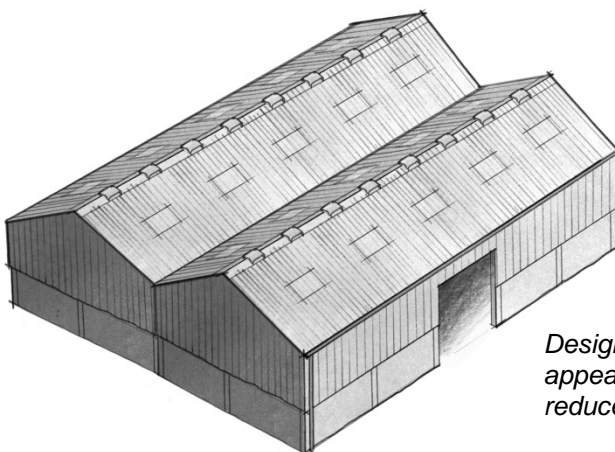
- Avoid locating very large buildings close to smaller ones. Large new buildings can look out of scale with smaller (older) buildings and consideration should be given to the possibility of providing new accommodation in two or more smaller units.
- Using a multi-span building rather than a single span structure can reduce the overall height and create a more varied and interesting roof line. Wide overhanging eaves can also help to reduce the apparent height of a building.



*A series of breaks in the roofline on this new building help to reduce the perceived scale*



*A step in the roof line can reduce the overall mass of a building*



*Designing one building to appear as two can help to reduce the impact*

- Where possible roof pitches should be matched with those on existing buildings. Although low pitched roofs can make a building less obtrusive, they are often out of harmony with the steeper pitches of older buildings.
- Large expanses of roof and walling can be broken up with well designed and carefully positioned functional elements such as roof ventilators, gutters, downpipes, doors and windows.

*Rooflights and ventilators help to break up the expanse of the roof*



- Flat roofs are not part of the North York Moors building tradition and should not be used. Dual pitched roofs are usually preferred, although mono-pitch can be suitable for smaller buildings or lean-to extensions to existing structures.
- Extensions should not result in an excessively sized building with large expanses of roof and walling – where a new large space is needed consider breaking the roofline or stepping the new element down a slope. Depending upon the scale of space required, in some instances an extension may have less impact than a new building or in other cases a new building may have less of an impact. Small additions can help to enhance the traditional ‘ad hoc’ feel of a farm.



*Materials used for an extension should closely match those of the main building*

### **3.4 Colour**

The colour of a building can have a significant impact on the landscape.

Cladding materials for agricultural (and forestry) buildings are available in a wide range of colours and the choices must be carefully made since colour and finish are important factors in helping to reduce the visual impact of a building.

Very light colours and large areas of intense strong colours do not blend particularly well within the landscape and dark colours are usually less apparent than light tones. A building will therefore appear smaller if darkly coloured.

#### **General design guidance:**

- Dark colours (dark green, brown, black or dark grey) are generally more acceptable as they complement the natural environment throughout the seasons and the different characteristics of daylight during the year.

Consideration should be given to the general colour of the backdrop against which the building will be seen.

- As a general rule the roof of an agricultural building should be darker than the walls, to bring out the building's form. Dark roofs reflect less light and generally make buildings look smaller and less conspicuous. The main exception may be when lighter colours are required for high humidity livestock housing because of the operational need to reduce solar heat gain or when a building will be viewed against the sky.
- Where more than one colour is used, they should be in harmony. Technical information on preferred colours which can be used together without resulting in severe colour clashes and considerable visual intrusion is contained in British Standard BS5502 (Part 20).
- Use of the same or similar colours on new and existing structures can help to unify a group of buildings.
- Contrasting or brighter colours can be used to emphasise elements or to sub-divide large wall areas to reduce apparent bulk. However, these areas of colour should be limited in extent.
- Gloss finishes should be avoided in preference to matt finishes, which are less reflective.

### 3.5 Materials

The type, colour and texture of external materials can greatly affect the impact that a new building has on the landscape.

In the past, the range of building materials available in rural areas was fairly limited with the result that buildings tended to harmonise and be in scale with each other. New construction methods have resulted in a wider range of building materials being available for use on agricultural buildings.

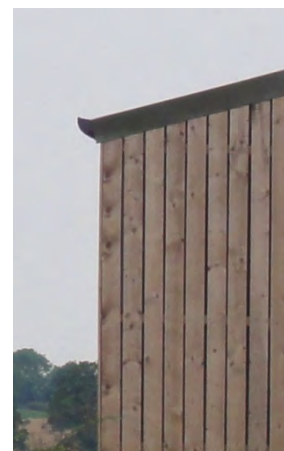
Many modern farm buildings tend to be constructed using a steel or wooden portal frame, clad with timber or sheeting, supported on a base (plinth) layer of concrete blocks.

Timber is readily available, relatively cheap, robust, easy to handle, easy to replace, easy to fix and with the proper treatment (see below), can be virtually maintenance free.

Spaced vertical boarding known as 'Yorkshire boarding' is functional, sustainable, and usually more attractive than steel or concrete. It provides a good source of natural ventilation and light, and can be stained to meet the requirements of a particular site.

#### General design guidance:

- The range of materials on one building should be limited since too many contrasting finishes can create a cluttered appearance.
- Large expanses of cladding of one colour can increase the apparent size of a building and should be avoided.
- Choose materials which are appropriate for the climate and which will weather well over time.
- Take account of the maintenance implications of the materials used. Low initial construction costs can result in hasty construction and poor



*Yorkshire boarding*

detailing which, in the longer term, can lead to increased maintenance costs and a reduced life-span of the building.

- The use of traditional materials should be considered where it can provide an important link to existing, more traditional buildings.
- Treated (tanalised) timber is now an extremely versatile material with an extended life and, in particular, can be effectively used as space boarding where natural ventilation is required.
- Concrete block plinth walls are visually more appropriate when treated by either painting, rendering or where appropriate, cladding with natural stone.
- Shiny materials should usually be avoided.



*The use of stone helps to link the building to the more traditional buildings on the farm. A higher standard of material has been used on the most prominent elevation.*

### 3.6 Constructional Detailing

All guttering and downpipes must be sized in proportion to the area of roof being served. All downpipes must be linked into a drainage system to ensure that they do not discharge into an area that may be contaminated with livestock waste or silage as this could result in the pollution of a watercourse. Well designed rainwater goods can enhance the appearance of an otherwise utilitarian building and care should be taken to ensure that they are robust and cannot be damaged by livestock or farm machinery. Ideally surface water run-off should be dealt with by the use of Sustainable Drainage Systems to reduce the quantity and rate of run-off through the use of measures such as trenches, swales, infiltration basins and porous paving. Further guidance on such measures is provided in Part 1 of the Design Guide: General Principles.



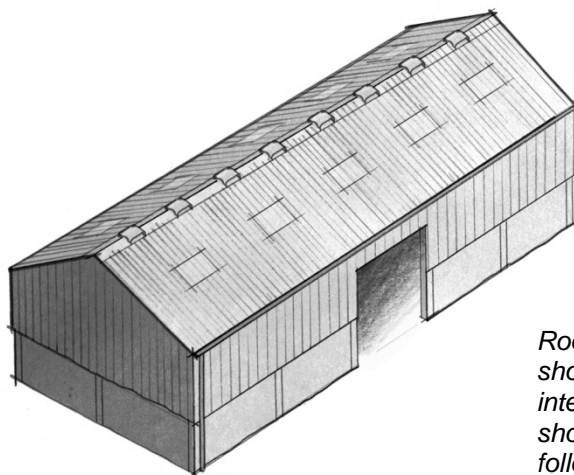
*Rainwater goods should be sited discreetly and be a dark colour or closely match the building colour.*

Good ventilation is essential to provide healthy conditions for stock. Ventilation units should also be in proportion with the whole building and careful use of colour can assist in making these a design feature. Ventilation comprises two main types: at the junction of materials for example between the upper and lower sections of a wall; and purpose made ventilators for use on roofs or walls.

*Top: traditional forms of ventilation, bottom: modern forms of ventilation and lighting*



Most agricultural buildings require natural lighting, except crop or bulk feed stores where natural light should be excluded to discourage birds. The most economic and efficient way of providing natural light is in the form of roof lights. Roof lights can transform the working conditions in a building but should not dominate the roof nor be placed to give a 'checkerboard' appearance. A few large roof lights are generally better than many smaller ones and should be positioned on the least prominent roof slope.



*Roof vents and roof lights should be placed at regular intervals. Rainwater goods should be unobtrusive and follow the lines of the building.*



### 3.7 Access Tracks

Access to buildings, particularly in the case of stock routes, vehicles arriving for crop/milk collection, distribution and delivery and the associated manoeuvring space required for large vehicles and machinery all need to be carefully considered.

Access tracks, roads and services should be designed with particular respect for the landscape and historic patterns of land use and movement. Consideration should be given to the impact of tracks on the landscape.

There may also be opportunities to rationalise access points by reducing multiple access points to a single, more acceptable point. Access routes should be clearly marked on plans and should include sufficient space to accommodate any planned landscaping.

Buildings should also be designed having regard to the movement of plant and stock around them. If tractors and trailers are required to pass between buildings a 4.5m gap is recommended plus space for turning at the ends. Access for service vehicles, such as milk tankers or feed lorries must also be allowed for.

Where a completely new access onto a highway is proposed, early discussion with the highway authority is strongly recommended.

#### **General design guidance:**

- Locate new buildings on sites that minimise the need for the creation of new access tracks.
- Where there is an unavoidable need for a new access track to be created it should, where possible, be routed behind existing (field) boundaries and follow the contours of the land.
- New tracks should take account of the potential impacts of vehicles on neighbouring residential properties that are not associated with the farm.
- Tracks should incorporate surfacing with darker, less visually intrusive permeable materials.

### 3.8 Other Farm Structures

#### *Silos & Towers*

The erection of any structure that will significantly exceed the height of existing buildings within the farm group will rarely be acceptable. Where the need for a tower or silo is unavoidable the following points should be considered:

- Try to integrate the structure within an existing group of buildings;
- Take advantage of any existing landscape features such as trees, slopes and hills to mitigate any visual impacts;
- Avoid sites which are visible from public vantage points; and
- Paint in a dark colour – a shiny, reflective galvanised steel finish can be very conspicuous within the landscape.



*The visual impact of this silo is reduced by its location within a group of trees and its dark colour*

Agricultural fuel oil stores are covered by The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. The exemptions for farms include tanks used for agricultural purposes. Specific design and siting guidance can be found in BS5502. As a basic approach, fuel tanks should:

- be sited within an existing group of buildings (with a suitable fire break);
- be easily accessible by both delivery and farm vehicles;
- where possible be discreet and sited out of view;
- be painted in dark, matt colours; and
- be protected by a bund to contain 110% of the capacity of the (single) tank.

#### *Silage Clamps & Slurry Stores*

The design, construction and use of silage clamps and facilities for slurry and dirty water are heavily constrained by the need to avoid pollution from effluent and should adhere to the Code of Good Agricultural Practice<sup>1</sup> and the requirements of regulations governing pollution.

It is acknowledged that silage clamps and slurry stores and tanks form part of the agricultural landscape of the Park. However, the visual impact of these can be reduced. Buildings can be constructed to house silage clamps, applying the same design principles as for other agricultural buildings. Slurry stores or tanks can be located



*The dark coloured sheeting on this silage clamp helps to reduce its visual impact*

below or partly below ground to reduce their impact. Consideration should be given to screening silage clamps and slurry stores from wider view through the use of existing features such as trees, buildings, slopes or hills.

<sup>1</sup> Protecting our Water, Soil and Air - A Code of Good Agricultural Practice for farmers, growers and landowners (DEFRA, 2009)

As part of the planning process the National Park Authority will normally consult with the Environment Agency on the proposed erection of any structure which has the potential to cause pollution. Notwithstanding this, it is strongly recommended that when designing silage clamps and/or slurry stores applicants liaise with the Environment Agency at an early stage.

Building materials and spoil created by any building work should be cleared up immediately after the building is completed.

### **3.9 Landscaping**

Consideration should be given to the best way of integrating a new building with its immediate surroundings. New areas of hard standing, fences, boundary walls and additional planting should all be regarded as part of the overall design. They can be used or restored to link buildings into the landscape, join buildings together, reduce their apparent scale and create enclosures that will provide shelter and privacy. Height should be considered: 1.5 metres is below eye level but 2.0 metres cuts off any views. Minor detailing such as the colour of fencing can be very important - white concrete posts can be very intrusive in an open landscape.

Consideration should also be given to any existing trees in or around the site, and this should help to inform the design and siting of new buildings.

The impact of new buildings can be softened by careful landscaping reflecting the local landscape character. Planting around modern farm buildings with appropriate native species, reflecting the existing pattern of woodlands, copses and hedgerows can create new landscape features and wildlife habitats. This helps to integrate new buildings in the wider landscape. Further advice on landscaping can be found in Part 3 of the Design Guide: Trees and Landscape.

#### **General design guidance:**

- Consider the layout and design of large areas of hard standing, fences, walls and hedges since they can make an important contribution to the appearance of the holding by creating a unifying visual link between buildings and integrating the site within the surrounding landscape.
- Consider the advance planting of trees before the construction of the building as this will result in earlier integration with the landscape.
- Retain and if possible augment existing groups of trees and shelter belts. Trees can improve the appearance of large new buildings by softening their outline and horizontal emphasis.
- Use native tree species or those which are characteristic of the area, since this will have additional benefits for the conservation of flora and fauna. Avoid ornamental trees.
- Avoid planting so close to buildings that there is a risk of damage to cladding by falling branches, gutters becoming blocked with leaves or root damage to foundations.
- Before undertaking new planting, take account of possible future building expansion and operational and building maintenance requirements.



*Existing and/or new trees and planting can help a new building to integrate with the landscape*



*Grassed areas (but not lawns) can help to soften the appearance of a farm*

### **3.10 Sustainable design**

The rural, often remote location and the design of many modern agricultural buildings can offer the opportunity to incorporate renewable energy<sup>2</sup>. It may be possible to accommodate technology such as solar panels or wind turbines if they are carefully sited to minimise their visual impacts. The roofs of modern farm buildings can offer greater scope for integrating solar panels than those of traditional buildings. Further guidance on incorporating renewable energy and energy saving measures is available in the Authority's Renewable Energy Supplementary Planning Document.

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<sup>2</sup> Core Policy D of the Core Strategy and Development Policies requires new developments of 200sqm or more to generate energy on-site from renewable sources or to displace at least 10% of predicted CO<sub>2</sub> emissions.



*Consider whether renewable energy can be incorporated without having any unacceptable landscape or other impacts*

Consideration could be given to how the building can help in adapting to the predicted effects of climate change, for example considering how the building may be used during warmer, wetter climates. Where this will not lead to risk of pollution, permeable surfacing should be used to reduce the potential for water run-off from the site to increase the risk of flooding elsewhere.

## Section 4:

### Other Statutory Considerations

#### 4.1 Built Heritage

Particular consideration should be given to the design of new agricultural buildings where they are likely to have an impact on a Listed Building or Historic Parks and Gardens or are sited within a Conservation Area. Features of historical importance and their settings should not be compromised or damaged in order to facilitate a new structure.

If you are unsure of the existence or importance of historic assets on your farm advice can be obtained from the National Park Authority's Building Conservation Team (see Appendix A).

#### 4.2 Archaeology

The North York Moors has a rich archaeological and historical landscape with over 12,000 known sites and features, over 800 of which are protected as Scheduled Monuments. These represent a finite resource that can be easily damaged or destroyed by development. Once lost, they cannot be replaced.

The Authority, through its Archaeological Conservation Officers, provides information and advice relating to the archaeology of the National Park, and also maintains the Historic Environment Record. The latter, together with subsidiary databases, provides information on recorded sites and finds within the National Park.

If you are unsure whether or not your proposal might adversely affect an archaeological site or feature, you are strongly advised to consult with the National Park Authority's Senior Archaeologist at an early stage (see Appendix A).

#### 4.3 Natural Environment

The National Park contains many areas that have been specifically designated on the basis of the flora and fauna that they support. These include Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest, National Nature Reserves and a Local Nature Reserve. However, important habitats and species exist across the whole of the National Park.

All British bat species and nesting birds, plus many other species are protected by law. Buildings and the landscape are home for many different protected species. In granting planning permission, the Authority has to be satisfied that any protected species likely to be affected are protected and that adequate mitigation measures are in place to ensure this. This might involve the need for appropriate surveys to be undertaken at a site to establish the presence (or otherwise) of bats or wild birds and in some cases, the requirement for a licence.

The development of new agricultural buildings should avoid, mitigate or as a last resort compensate for any significant harm to important sites and species.

The geology of the National Park is also an important component of its natural environment. A number of Regionally Important Geological Sites have been designated in the northern part of the Park and further sites may be designated across the rest of the Park in the future.

If there are trees on or near to the site an appropriate level of protection should be provided. Guidance on protecting trees is contained in Part 3 of the Design Guide – Trees and Landscape.

Further advice and guidance can be obtained from the Authority's Senior Ecology Officer (see Appendix A). Reference should also be made to the Authority's Planning Advice Note 2: Planning & Biodiversity.

#### **4.4 Public Rights of Way**

The view of a development from public rights of way can affect the special qualities of the National Park and people's enjoyment of it. Where public rights of way cross a site, their incorporation into a scheme should be considered at an early stage so that any potential impacts can be minimised.

In these situations, the ability to link the site to the surrounding countryside and near-by settlements should be regarded as an opportunity and potential benefit to the proposal. Where possible, public rights of way should retain their route alignment and form an integral part of the design to provide an attractive, accessible and secure route for all users.

#### **4.5 Non-planning considerations**

It should be remembered that there are a variety of other regulations which apply to the design and construction of new farm buildings, many of which are subject to change over time. These include requirements relating to animal welfare, pollution, odour, waste management and health and safety matters - all of which can have implications for the way in which a new building or an extension to an existing building is developed. Applicants are therefore advised to refer to the most up-to-date technical and statutory requirements or to seek professional advice. A number of relevant pieces of legislation and guidance are listed in Appendix A.

##### *Building Regulations*

Building Regulations approval is a separate matter from obtaining planning permission. In general, the usual Building Regulations do not apply to many agricultural buildings. However for advice on Building Control matters you are strongly encouraged to contact the Building Inspector at your local authority (see Appendix A).

## Section 5:

### Planning Approvals

The planning system regulates the use of land and buildings in the public interest and has an important role to play in promoting sustainable development.

The North York Moors National Park Authority is the statutory planning authority for the National Park and determines all applications for planning permission to carry out agricultural development within its boundaries having regard to national planning policy guidance and the relevant planning policies of the North York Moors Local Development Framework (see Section 1.3).

The planning legislation relating to agricultural buildings is complex. There are a limited range of exemptions and there are various works that can be authorised using a streamlined 'prior notification' procedure, rather than the full planning application process. However, these opportunities are limited to specific circumstances and it is strongly recommended that specific advice is sought from a planning officer before work starts.

#### 5.1 Prior Notification

The Town and Country Planning (General Permitted Development) Order 1995<sup>3</sup> (GPDO) grants a general planning permission (known as permitted development rights) for certain types of development – including the erection of some agricultural buildings. A specific planning application is not needed if your project falls within one of the categories set out in the GPDO and meets all the conditions laid down. However, you must apply to the Authority under the requirements for prior notification for a determination as to whether approval is needed for details relating to siting, design and external appearance of the proposed development.

You should contact the Authority for advice on whether you need to submit details under the prior notification procedure or apply for planning permission.

Under the prior notification procedure applicants are required to provide details of their proposal to the National Park Authority using the 'prior notification' form. The application should be accompanied by the appropriate fee and supporting information including a site plan and brief details of the proposed appearance and scale of the structure.

The Authority has 28 days in which to decide whether or not a more detailed 'prior approval' process supported by more detailed information and drawings is required. If you have not been informed of the Authority's decision within 28 days of the date of the Authority receiving the notification, you should contact the Authority to confirm whether or not it has taken a decision. If the Authority confirms that it has not reached a decision within this period, you may proceed with the development, as notified to the Authority. If you are advised that prior approval is not required, you may go ahead in accordance with the details that you have already submitted.

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<sup>3</sup> The GPDO is frequently amended and you should therefore check that, where appropriate, you obtain the up to date text for the relevant Part.



In those cases where you are informed that the Authority's prior approval is required, you must, within one week of receiving notice from the Authority, put up a site notice in the prescribed form on or near the land, which must stay up for at least three weeks.

No work should begin before an application is approved.

## **5.2 Planning Permission**

Planning permission will be required for some new agricultural buildings, depending upon the size, location and nature of the proposal. You should contact the Authority for advice on whether planning permission is needed.

### *Submission documents:*

Submitting the correct documents is a crucial part of the application process and can assist in the time taken to determine an application. Using the advice and guidance set out in the Design Guide should assist in producing a comprehensive and detailed application.

When you are ready to submit a planning application, the Authority will need adequate plans and drawings of a high quality (for photocopying purposes) to assess the proposal. The checklist below sets out the documentation which is likely to be required for a full planning application:

- Three copies of completed and signed application forms
- Location plan (at a scale of 1:2500 or 1:1250)
- Supporting Planning Statement
- Existing and proposed site layout plans (at a scale of 1:100, 1:200 or 1:500)
- Other relevant drawings such as floor levels, sections, floor plans and layouts
- Photographs, photomontages and/or artist's impressions (particularly for larger schemes)
- The relevant fee

The list above is not exclusive, other information may also be required, such as a tree survey, where relevant.

To ensure that decisions are made on as fully an informed basis as possible applicants are also strongly encouraged to provide basic details relating to livestock numbers and the range of land use types on a holding in support of the application.

The National Park Authority encourages early negotiations between applicants and planning officers to assess whether siting, design and materials might need to be tailored in order to achieve better integration into the landscape. Conditions covering these matters will normally be attached to the planning permission.

Application forms are available from the National Park offices in Helmsley or can be downloaded from the Authority's website ([www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)). Applications can also be submitted on-line via the National Planning Portal website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).

## Appendix A

### Further Advice and Information

#### Useful contacts:

##### **North York Moors National Park Authority**

The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Tel: 01439 772700

Fax: 01439 770691

Email: [info@northyorkmoors.org.uk](mailto:info@northyorkmoors.org.uk)

Website: [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

##### *Development Management*

Contact: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)

##### *Senior Archaeological Conservation Officer*

Contact: [Conservation@northyorkmoors.org.uk](mailto:Conservation@northyorkmoors.org.uk)

##### *Building Conservation Officer*

Contact: [buildingconservation@northyorkmoors.org.uk](mailto:buildingconservation@northyorkmoors.org.uk)

##### *Senior Ecology Officer*

Contact: [Conservation@northyorkmoors.org.uk](mailto:Conservation@northyorkmoors.org.uk)

##### *Trees and Woodland Officer*

Contact: [Conservation@northyorkmoors.org.uk](mailto:Conservation@northyorkmoors.org.uk)

##### *Planning Policy*

Contact: [policy@northyorkmoors.org.uk](mailto:policy@northyorkmoors.org.uk)

#### **Building Control**

For Building Control matters in Ryedale, Hambleton and Scarborough Districts contact:

North Yorkshire Building Control Partnership

Suite 2

Coxwold House

Easingwold Business Park

Easingwold

York

YO61 3FB

Tel: 01347 822703

Fax: 01347 824279

Email: [enquiries@nybcp.org](mailto:enquiries@nybcp.org)

Redcar and Cleveland Borough Council  
Building Control Section  
Belmont House  
Rectory Lane  
Guisborough  
TS14 7FD

Tel: (01287) 612358  
Fax: (01287) 612367  
E-mail: [building\\_control@redcar-cleveland.gov.uk](mailto:building_control@redcar-cleveland.gov.uk)  
Website: [www.redcar-cleveland.gov.uk](http://www.redcar-cleveland.gov.uk)

### **Environment Agency**

Rivers House  
21 Park Square  
South Leeds  
LS1 2QG

Tel: 08708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
Website: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

### **Natural England**

Natural England  
4th Floor  
Foss House  
Kings Pool  
1-2 Peasholme Green  
York  
YO1 7PX

Tel: 0300 060 1911  
Fax: 0300 060 2356  
Email: [enquiries.yorkshumber@naturalengland.org.uk](mailto:enquiries.yorkshumber@naturalengland.org.uk)  
Website: [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

### **Department for Environment, Food and Rural Affairs**

Room 144  
Foss House  
1-2 Peasholme Green  
York  
YO1 7PX

Tel: 01904 641000 or the Defra helpline 08459 335577  
Email: [defra.helpline@defra.gsi.gov.uk](mailto:defra.helpline@defra.gsi.gov.uk)  
Website: [www.defra.gov.uk](http://www.defra.gov.uk)

### **Technical and Legislative Controls and Guidance<sup>4</sup>:**

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<sup>4</sup> This does not represent a definitive list but acts as a guide to the other considerations that may need to be taken into account in building, extending or altering an agricultural building

## British Standard 5502

BS 5502 covers the design of agricultural buildings. This British standard, which is published in separate parts to meet both general and specific interests and needs, covers those buildings, which are in general agricultural usage, including livestock, crop production and storage buildings. This standard, however, does not cover dwellings, those with access by the public such as farm shops and riding schools etc., and those which are subject to certain siting conditions and which would be subject to building regulation provisions.

BS5502 - Agricultural buildings:

Regulations: BS 5502-0,11

General design: BS 5502-20,21,22,23,25

Environment: BS 5502-30,31,32,33

Cattle buildings: BS 5502-40,41,42,43,49,50,51, pr EN 12737 (provisional)

Crop buildings: BS 5502-60,65,66,70,71,72,74,75

Ancillary buildings: BS 5502-80,81,82

Agricultural buildings should be constructed and operated in accordance with the advice contained in Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers (DEFRA, 2009)

The Welfare of Farmed Animals (England) Regulations 2000 (Statutory Instrument 2000 No.1870)

The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. Contact Environment Agency for further information.

Nitrate Pollution Prevention Regulations 2008 (as amended). Contact DEFRA for further information.

Pollution Prevention Guidelines. Contact Environment Agency for further information.

Health and Safety – Construction (Design and Management) Regulations 1994

Hazardous Waste Regulations 2004

Work and Height Regulations 2005

Construction (Health, Safety and Welfare) Regulations 1996

Health and Safety at Work Act 1974

## Appendix B

### Glossary

Wherever possible this document has sought to avoid the use of specialist terminology and jargon. However, it is inevitable that certain phrases and terms are used whose meaning may not be immediately clear. This glossary seeks to define and clarify the meaning of a number of references in the Design Guide. Please contact the Planning Policy Team should any further guidance be required.

#### A

- Agriculture** Section 336 of the Town and Country Planning Act 1990 defines 'agriculture' as:
- 'horticulture, fruit growing, seed growing, dairy farming;
  - the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land);
  - the use of land as grazing land, meadow land, osier land, market gardens or nursery grounds; and
  - the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.'

It should be noted that the following uses **do not** fall within the definition of agriculture for planning purposes:

- Equestrian or horse related development (except where the use only involves the grazing of horses);
- Parking or maintenance of agricultural contractor's plant and machinery;
- Hobby farming;
- Buildings used to store equipment that will be used to maintain non-agricultural land e.g. mowers to cut grassed fields not used to keep livestock or to grow crops.

#### C

- Character** Distinguishing qualities, features or attributes.
- Character Assessment** An area appraisal emphasising historical and cultural associations.
- Communities and Local Government (CLG)** (*Department for*) Communities and Local Government.
- Conservation Area** An area designated by a local authority under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The Authority will seek to preserve or enhance the character and appearance of such areas.

## D

- Design Guide** A document providing guidance on how development can be carried out in accordance with the design policies of a local authority often with a view to retaining local distinctiveness.
- Development** The legal definition of development is ‘the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land’ (Section 55 of 1990 Act); this covers virtually all construction activities and changes of use.
- Development Plan** Sets out a local planning authority's policies and proposals for the development and use of land and buildings in local planning authority area. The Development Plan currently consists of the Regional Spatial Strategy<sup>5</sup> and Development Plan Documents and Local Plans prepared by the National Park Authority.

## F

- Farmstead** Group of farm buildings generally consisting of a farm house and a range of associated outbuildings

## G

- General Permitted Development Order (GPDO)** The Town and Country Planning (General Permitted Development) Order 1995 is a Statutory Instrument enacted in the United Kingdom and applying to planning law in England and Wales. The Order sets out what is Permitted Development, which is to say what may be built without obtaining planning permission. The Order sets out separate classes of development for which a grant of planning permission is not required (permission is deemed granted).

## H

- Historic Environment** The historic environment is the physical legacy of thousands of years of human activity within the towns and the countryside, in the form of buildings, archaeology, monuments, sites and landscapes.

## L

- Landscape** The appearance of land, including its shape, form, colours and elements, the way these components (including built components) combine in a way that is distinctive to particular localities, the way they are perceived, and an area’s cultural and historical associations.
- Listed Building** A building designated by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, as being a building of special

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<sup>5</sup> At the time of writing uncertainty remains over the status of the RSS as a part of the Development Plan

architectural or historic interest.

**Local Distinctiveness** The particular positive features of a locality that contributes to its special character and sense of place and distinguishes one local area from another.

## M

**Material Consideration** A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

## N

**National Park** Designated under the National Parks and Access to the Countryside Act to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities.

**National Park Authority** A legal body charged with conserving and enhancing the natural beauty, wildlife and cultural heritage of a national park and promoting opportunities for public understanding and enjoyment of their special qualities.

**National Planning Policy Framework** The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

## P

**Permitted Development** See General Permitted Development Order

**Public Right of Way** Routes over which, even where in private ownership, the public has a right of passage. They comprise byways, which are open to any user; restricted byways, open to any user other than mechanically propelled vehicles; bridleways, which can be used by those on foot, horse or bicycle; and footpaths which are open to those on foot only.

## S

**Scale** The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person.

**Setting** 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.

**Supplementary Planning Document** A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies contained in the Core Strategy and Development Policies.

**Sustainable Design** Design that seeks to create spaces or buildings where materials, energy and water are used efficiently and where the impact on the natural environment is minimised.



## **List of Those Notified**

Internal - Conservation  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
Via email

Internal - Ecology  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
Via email

Internal - Rights of Way Officer  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
Via email

Lockton & Kingthorpe Parish Council  
c/o Ms Jenny Collins  
Cherry Tree Farm  
Lockton  
Pickering  
YO18 7QB  
Via email

Area Traffic Manager (Rye)  
Tim Coyne (Improvement Manager)  
Area 4 Pickering Beansheaf Industrial Park  
Tofts Road  
Kirby Misperton  
Malton  
YO17 6BG  
Via email



Lockton & Kingthorpe Parish Council  
c/o Ms Jenny Collins  
Cherry Tree Farm  
Lockton  
Pickering  
YO18 7QB

Your ref: NYM/2023/0791

Our ref:

Date: 03 April 2024

This matter is being dealt with by: Hilary Saunders  
Direct Dial 01439 772700

Dear Sir/Madam

**Land at:** land east of Pasture Road, Lockton

**Proposed development:** removal of two silos and erection of general purpose agricultural building (resubmission following refusal of NYM/2023/0521)

**Appeal reference(s):** APP/W9500/W/24/3338100

**Appeal starting date:** 28/03/2024

**Appellant(s) name:** FHJA & MA Eddon

An appeal has been made to the Secretary of State in respect of the above site. The appeal follows the refusal of planning permission by this Planning Authority. A copy of the appeal documentation can be obtained from or viewed by prior appointment at The Old Vicarage, Bondgate, Helmsley and is available to view on the [Planning Explorer](#) section of the Authority's website under the application reference number.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

Any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Planning Inspectorate, copied to the appellant and will be taken into account by the Inspector in deciding the appeal. Should you wish to withdraw or modify your earlier comments in any way, or request a copy of the appeal decision letter, you should write directly to the Planning Inspectorate, 3D Eagle, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN **within five weeks** of the appeal start date, quoting the appeal reference number. Three copies of any comments need to be forwarded to the Inspectorate. If they receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned. From 1 April 2024 comments from interested parties will only be accepted through the [Appeals Casework Portal](#). The Planning Inspectorate will no longer accept interested party comments by email.

Working together to sustain the landscape and life of the  
North York Moors for both present and future generations to enjoy

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP  
01439 772700 [general@northyorkmoors.org.uk](mailto:general@northyorkmoors.org.uk)  
[planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk) [northyorkmoors.org.uk](http://northyorkmoors.org.uk)



Our Ref:

2

Date: 03 April 2024

The Planning Inspectorate will not acknowledge your letter however; they will ensure that it is passed on to the Inspector dealing with the appeal. Once decided a copy of the appeal decision will be published on the [Planning Explorer](#) section of the Authority's website under the application reference number and on the [Gov.UK website](#). Guidance on the appeal process can also be found on the [Gov.UK website](#).

Should you have any further questions, please do not hesitate to contact the Authority.

Yours faithfully

*Mark Hill*

Mr M Hill  
Head of Development Management

North York Moors National Park Authority

# LOCAL PLAN

July 2020



North York Moors  
National Park

North York Moors National Park Authority

# **LOCAL PLAN**

July 2020

**Objectives - National Park Statutory Purposes and Duty:**

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 well-being of local communities.

**Introduction**

- 3.1 This part of the Plan sets out our spatial strategy and some of the key 'strategic' policies the Authority will use to help direct and influence new development in the future. The term 'strategic' means that they are policies held to be particularly important in achieving the Authority's long term objectives.

**Strategic Policy A - Achieving National Park Purposes and Sustainable Development**

Within the North York Moors National Park a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;
2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

Sustainable development means development which:

- a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment;
- b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities;
- c) Protects or enhances natural capital and the ecosystem services they provide;
- d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species;

- e) Builds resilience to climate change through adaptation to and mitigation of its effects;
- f) Makes sustainable use of resources, including using previously developed land wherever possible; and
- g) Does not reduce the quality of soil, air and water in and around the National Park.

### Explanation

- 3.2 The North York Moors is a nationally significant, special place and part of the cultural and natural heritage of the nation. As such, proposals for new development will need to be carefully located and designed so that they respect the 'statutory purposes' which underpin its status as a National Park. The Authority will continue to recognise that the evolution of the National Park needs to be sensitively managed, through a philosophy of 'careful planning'.
- 3.3 It is standard practice for development plans to contain a policy which sets out a presumption in favour of sustainable development as set out in National Policy (NPPF, paragraph 11). In terms of plan-making this presumption does not apply where policies in the NPPF protect areas of particular importance such as National Parks where there are strong reasons for restricting the scale of development. Scale is recognised at paragraph 172 of the NPPF which states that the scale and extent of development within designated areas should be limited. Therefore an important principle which runs through all the policies in this Plan is that development in the National Park should be small in scale in order to conserve and enhance the natural beauty and cultural heritage of the North York Moors. Further guidance on what is meant by 'small in scale' is explained in the supporting text to the relevant policies.
- 3.4 Strategic Policy A is intended to set out what the National Park Authority considers to be sustainable development in the National Park context and links a positive approach to new development with a need to ensure compatibility with National Park purposes. A positive approach to appropriate new development will therefore be taken and the Authority will always work with applicants jointly to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the National Park.
- 3.5 As a general development principle, development in the National Park should avoid conflict with the two national park statutory purposes. In the event that a proposal for development would create a conflict between the two purposes the decision maker will adhere to the 'Sandford Principle' which requires that greater weight is attached to the conservation and enhancement of the National Park<sup>18</sup>.

<sup>18</sup>The National Parks and Access to the Countryside Act, 1949, Section 11A(2), as inserted by Section 62 of the 1995 Environment Act

## Strategic Policy B - The Spatial Strategy

Development will be guided in accordance with the following settlement hierarchy:

### Local Service Centre – Helmsley

Development should strengthen Helmsley's role as the main service centre within the National Park by providing additional housing (open market and affordable housing), employment and training premises, community and visitor facilities.

### Larger Villages listed in Table 1

Development should support the service function of Larger Villages by providing additional housing (principal residence and affordable housing), employment and training premises and new facilities and services for the immediate and wider locality.

### Smaller Villages listed in Table 1

Development should maintain the rural character of Smaller Villages by providing small scale housing developments to meet local and affordable needs, small scale employment and training premises and new facilities and services for the immediate locality only.

### Botton Village

Development which is necessary to meet the functional needs of the supported community.

### Open Countryside

Development will only be permitted in Open Countryside in the following cases:

1. Where development reuses a building of architectural or historic interest in a way that supports an economic, education or community use or meets local housing needs, in accordance with Policy CO12 (Conversion of Existing Buildings in Open Countryside);
2. Where there is an essential need for development to meet the needs of farming, forestry and other rural enterprise or land management activities;
3. Where it is essential to meet social or community needs and it can be demonstrated that there are no other suitable and available locations within Helmsley and the Villages;
4. Where it meets the requirements set out at Policy UE2 (Camping, Glamping, Caravans and Cabins);
5. Where development proposals are part of a Whole Estate Plan that has been approved by the National Park Authority.



## The Settlement Hierarchy

Local Service Centre	Larger Villages	Smaller Villages	Open Countryside
Helmsley*	Ampleforth* Castleton Danby Easington Egton Fylingthorpe Glaisdale Hinderwell Lythe Osmotherley Robin Hoods Bay (inc. Bank Top) Sleights* Staithes (inc. Bank Top) Swainby Thornton le Dale* West and East Ayton*	Ainthorpe Aislaby Appleton le Moors Battersby Junction Boltby Carlton in Cleveland Charltons* Chop Gate Cold Kirby Commondale Coxwold Egton Bridge Faceby Fadmoor* Gillamoore* Goathland Grosmont Hackness Hawnbly Hawsker (High and Low) Hutton Buscel Hutton le Hole Hutton Village Ingleby Greenhow Kilburn* Lastingham Lealholm Levisham Lockton Mickleby Newholm Newton on Rawcliffe* Oswaldkirk* Pockley* Port Mulgrave Ravenscar Rosedale Abbey Runswick Bay Sawdon* Sinnington* Sneaton Stainsacre Staintondale Ugthorpe Wass	
	Botton Village (comprising the neighbourhoods of: Village Centre, Botton Farm, Falcon, High Farm, Stormy Hall, Lodge, Nook, Honey Bee Nest)		

\*Settlements split by the National Park boundary

Table 1 – The Settlement Hierarchy

## Explanation

- 3.6 Any Local Plan needs to find a way of indicating the best locations for future development and it typically does this through its ‘spatial strategy.’ This sets out how different policies apply in different places. A spatial strategy is typically expressed through a ‘settlement hierarchy’. The hierarchy shows what types and levels of development are appropriate for places in each ‘tier’ of the hierarchy. Strategic Policy B sets out how the limited opportunities for new development in the National Park will be distributed.
- 3.7 The hierarchy is split into four parts, with a separate approach applying to the village of Botton. Outside Helmsley, settlements are classed as either Larger or Smaller Villages based on a range of considerations, primarily settlement size and form and the range of facilities available. In this Local Plan the term ‘listed settlements’ means Helmsley, all Larger Villages and all Smaller Villages.

### Local Service Centre – Helmsley

- 3.8 Helmsley has been identified as a ‘Local Service Centre’ as it provides a level of services and facilities that serves the needs of, and is accessible to people living in the surrounding rural areas.
- 3.9 It is the only market town within the National Park and is a popular tourist destination. It has a total population of 1,540<sup>19</sup> and a good range of employment opportunities and local services. It is split by the National Park boundary and Ryedale District Council is the local responsible planning authority function for the areas to the south of the A170 and east of Bridge Street.
- 3.10 Helmsley is also identified in Ryedale’s Core Strategy as a Local Service Centre. A joint local plan (Helmsley Local Plan, 2015), was prepared with Ryedale District Council and runs to the year 2027. It contains land allocations for new housing and employment development. Policies in this plan should be read alongside that in the Helmsley Local Plan.
- 3.11 Helmsley is the only location in the Authority’s development plan where land is allocated for housing, a development boundary is defined and new unrestricted open market housing is to be made available. It is anticipated that just over a third of the anticipated level of new housing identified in this plan will be built at Helmsley (see Strategic Policy M).

### Larger Villages

- 3.12 These settlements have a more ‘self-contained’ character, and a range of facilities serving the wider community. The Local Plan allows for small scale development in the main built up area of these villages to meet housing, employment and community needs, including ‘principal residence’ housing on suitable sites (Policy CO7). No development boundaries or limits are defined and the suitability of a site for development will be defined on a case by case basis.

### Smaller Villages

- 3.13 The settlements included within this definition have more limited or no facilities at all, with any that are available often being ‘shared’ amongst groups

<sup>19</sup>2016 mid-year estimate, North Yorkshire County Council

of settlements. They have been selected on the basis that they contain 35 or more residential address points and therefore a very limited amount of new development may be forthcoming. The Local Plan allows for small scale development in the main built up area of these villages to meet local housing needs including for new affordable housing (Policy CO8). No development boundaries or limits are defined and the suitability of a site for development will be considered on a case by case basis.

### **Open Countryside (including smallest villages and hamlets)**

- 3.14 The rest of the National Park is classed as ‘Open Countryside’ where development will not be allowed, save in a very few circumstances (for example as set out in Policies UE1, UE2, BL1, BL3 and CO10). Open Countryside is defined as areas with no development, sporadic development and isolated buildings. Some smaller villages and hamlets are also included within the Open Countryside designation.

### **Botton Village**

- 3.15 The village of Botton is treated separately within the settlement hierarchy due to its particular geography and function – it is a coherent yet dispersed settlement comprising a number of neighbourhoods. A specific policy relating to development at Botton Village is included at Policy CO9.
- 3.16 The following Key Diagram shows the Local Service Centre of Helmsley, and the Larger and Smaller Villages together with linkages to main settlements outside the National Park boundary. A larger version can be found at the end of this document.

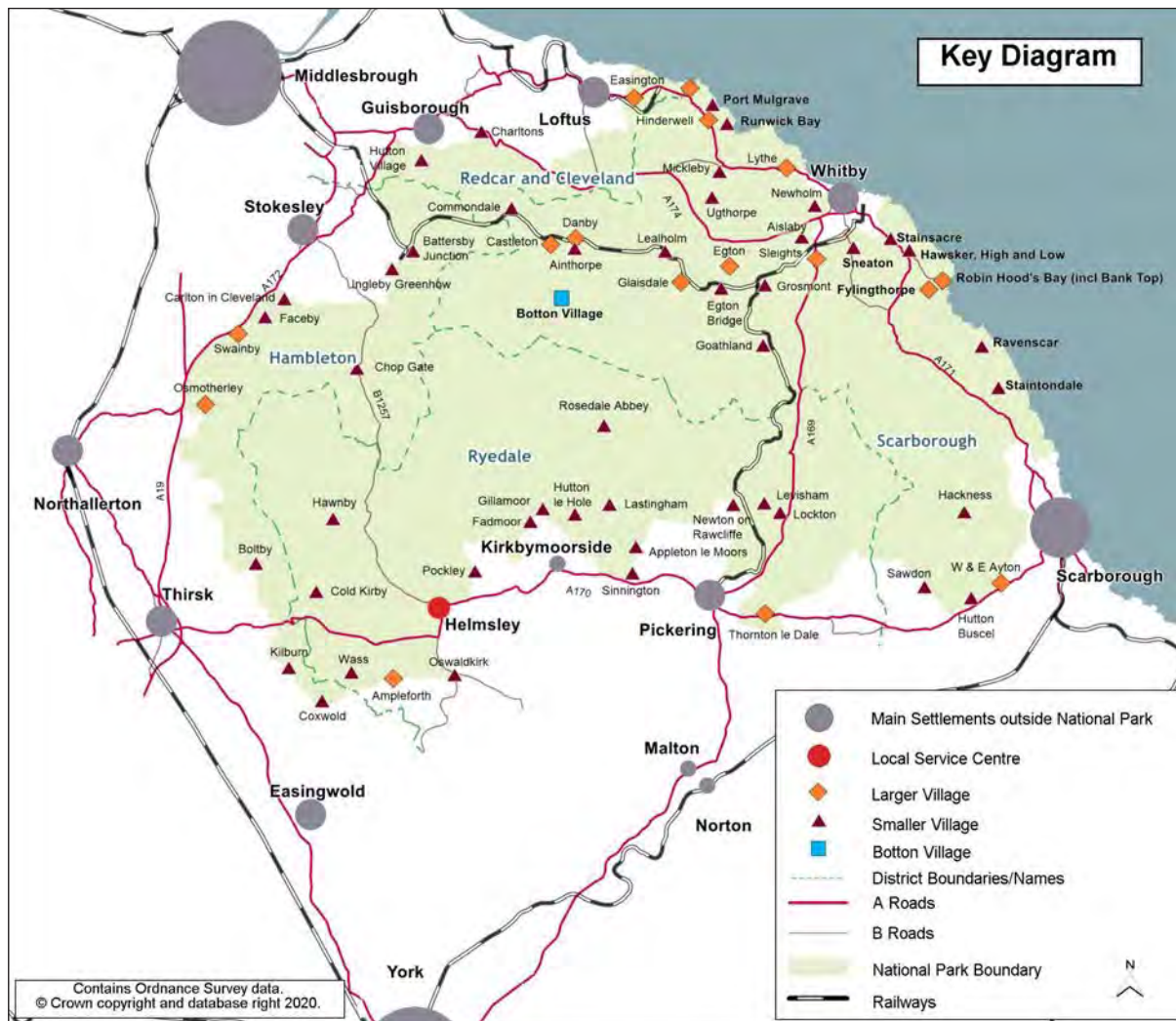


Figure 2 – The Spatial Strategy

- 3.17 The Authority recognises the value of Whole Estate Plans prepared by individual landowning organisations. These provide information about landholdings and buildings and set out future plans for the management of the Estate as a whole. Plans should cover environmental and social assets and issues as well as economic development projects, recognising the potential of large estates to make a diverse and positive contribution to sustainable development in the National Park. The intention is that they provide clear baseline information which can be used to help identify mutually acceptable solutions and aid decision making for both the landowner and the National Park Authority.
- 3.18 Whole Estate Plans are a way of responding to specific circumstances that large landowners may face in managing assets over a wide area. Their provisions, however, must serve the wider purposes of the National Park and must not conflict with government policy on National Parks and must be in general conformity with the strategic objectives of this Plan. If approved by the Authority, a Whole Estate Plan would be a material consideration in the determination of relevant planning applications and carry appropriate weight in decision making.

## Strategic Policy K - The Rural Economy

Development that fosters the economic and social well-being of local communities within the National Park will be supported where one or more of the following criteria are met:

1. It promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand;
2. It helps maintain or increase job opportunities in the agricultural, forestry and tourism sectors which help maintain the land based economy and cultural heritage of the National Park or contribute to National Park purposes;
3. It provides for and supports small and micro business through the provision of flexible start-up businesses;
4. It provides additional opportunities to diversify and better equip the National Park's workforce, including through the development of new communications technologies (including superfast broadband) and home working;
5. It provides additional facilities, or better use of existing facilities for educational and training uses, including those which provide further opportunities to understand and enjoy the special qualities of the National Park.

## Explanation

- 6.2 Strategic Policy K is intended to encourage the development of rural based businesses which can benefit from the environmental, economic and social resources offered by the National Park in a way that contributes to the economic and social well-being of communities whilst not depleting or compromising those resources.
- 6.3 Access to a range of high quality and long term employment opportunities is a key factor in encouraging young people to stay in the area and help maintain sustainable rural communities. In order to develop the relevant skills required for employment it is essential that local people have access to a range of training opportunities so that they can develop the relevant skills for employment. The Authority has a duty to foster the economic and social well-being of local communities whilst pursuing the National Park purposes and will encourage and promote opportunities for appropriate new employment, training and enterprise in the National Park as well as supporting the continued viability of the agriculture and tourism sectors.

**i) PLANNING HISTORY**

Recent Application: 23/0521 - HS

Recent Enquiries: 18710 - HS

**ii) CONSTRAINTS**

Conservation Area: / Listed Building: Grade:

**Flood plain (Zone 1), PROW near, TPO/Hedgerow Monuments, PSR, Section 3 Coast, SAC, SSSI, Ant Mons, Nat Trust borders, Article 4, RAF, SPA, Section 3 Woodland, Section 3 Moorland, Historic P&G, Registered Common Land, Mining Hazards, Heritage Coast, Ancient Woodland, Dev't low risk (coal referral), Dev't high risk (coal consultation), MOD, Wind turbine buffer, ponds 500m buffer, FC roads buffer, HE Scheduled Monument, SSSI Impact Zone/SSSI Impact Zone Nutrient Neutrality, Estate Landowners, S106 Agreement, Source protection zones 1/2, Minerals and Waste Joint Plan**

Road Class: U

**iii) CONSULTATIONS**

Parish  
Highways  
Cons@  
Rights of Way Officer  
Ecology

**iv) ADVERTISEMENT**

**In the Authority's opinion would the development:**

affect the setting or appearance of a Conservation Area?

NA If **'NO'** give a reason why:

Affect a Listed Building

NA If **'NO'** give a reason why:

Affect the setting of a Listed Building?

NA If **'NO'** why:

Affect a Public Right of Way?

No If **'NO'** why: not directly affected

Site Notice Required: Yes

Advertisement Required: No Reason: (Please select)

Paper: (Please select)

**v) DEVELOPMENT DESCRIPTION (to be completed by Planning Team Leader)**

removal of two silos and erection of general purpose agricultural buildin (resubmission following refusal of NYM/2023/0521)

Does this need amending? No (if yes please indicate amendments in red for additions / yellow for deletion)

**vi) SCREENING OPINION**

EIA Schedule 1/Schedule 2: No sheep housing If Schedule 2, is statement required NA

EIA: No 16 wks

**vii) POLICY INFORMATION**

Relevant RSS/EU Dirs/HRA: (Planning Team Leader to Complete)

Major Application: No (13 weeks) Departure: No County Matter: No

Brownfield/Greenfield/Agr conversion/Non-Agr conversion NA Net change to no. of dwellings: NA

5 residential units or more or 200 sqm or more or non residential floorspace? No 10% Renewables: Not Required



## VALIDATION INFORMATION

1. Forms Correct      Signed Complete      Dated Complete
2. Certs Complete                      Ag Holding Complete
3. Amount of fee due £0

Resub – same applicant, red line and nature of development within 12 months of refusal

4. Location Plan Correct Scale  $\approx$  Yes  
(i) Red Line Yes (ii) Blue Line Yes
5. Plans  
(i) Existing  
(ii) Proposed  
(iii) Existing + Proposed site plan, floor plan and elevations, landscaping plan  
(iv) Others Supporting agricultural information form, SCAIL excel spreadsheet

### **Documents**

Bat Scoping Survey No

Structural Survey No

Design and Access Statement No

Heritage Statement No

Flood Risk Assessment No

Agricultural Assessment No

Environmental Statement No

## NON VALIDATION INFORMATION

Tree Survey No

Non Mains Drainage Not Required

6. Additional Documentation Required:

**i) For Validation:**

**ii) Non-Validation:**

7. The application is:

Complete - commence processing/consultations Yes

Incomplete but - commence processing/consultations (can't redate) No

So incomplete it is unfit, send Pre-Reg Ack letter and hold No

Checked by (Planning Admin)      Mrs Wendy Strangeway

**Date:** 28/11/2023

Checked by (Planning Team Leader)      Mrs Hilary Saunders

**Date:** 29/11/2023

## **8. Post Registration Additional Documentation Requested:**