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NYMNPA

18/12/2018

MD2: 414

17<sup>th</sup> December 2018

This matter is being dealt with by Glenn McGill – telephone 07966 066205

Dear Sir/Madam,

**SUBMISSION OF PLANNING APPLICATION FOR CHANGE OF USE OF AGRICULTURAL BUILDINGS INTO HOLIDAY ACCOMMODATION (9 NO. HOLIDAY PLUS MANAGERS UNIT) AT FACEBY LODGE FARM, FACEBY, NORTH YORKS**

In order to address validation of the above application, please find enclosed the following submission documents:

- 1) Forms and certificates (completed electronically);
- 2) Planning application fee (10x£462=£4620);
- 3) Existing and proposed plans and specifications comprising:
  - P100 Location Plan;
  - P101 Existing Site Plan;
  - P102 Granary Building Existing Plan & Elevations (Sheet 1 of 2);
  - P102 Granary Building Existing Plan & Elevations (Sheet 2 of 2);
  - P103 Stable Block Existing Plan & Elevations
  - P104 Proposed Site Plan;
  - P105 Granary Building – Proposed Floor Plans;
  - P106 Stable Block - Proposed Plans & Elevations;
  - P107 Granary Building Proposed Elevations (Sheet 1 of 2);
  - P108 Granary Building Proposed Elevations (Sheet 2 of 2);
  - P110 Proposed Site Plan Highways Access;
  - P111 Proposed Site Plan – Highways Access;
  - P112 proposed Block Site Plan;

- P113 Building Identification Plan;
  - P114 Distance from Elements Plan;
  - P115 Sketch Model Views (Sheet 1 of 2);
  - P115 Sketch Model Views (Sheet 2 of 2);
  - P117 Coloured Elevations (Sheet 1 of 3);
  - P118 Coloured Elevations (Sheet 2 of 3);
  - P119 Coloured Elevations (Sheet 3 of 3).
- 4) Design and Access Statement;
  - 5) Low/Zero Carbon Feasibility Report;
  - 6) Drainage Philosophy Statement;
  - 7) Landscape Statement;
  - 8) Landscape Masterplan;
  - 9) Transportation Technical Note on Access Arrangements;
  - 10) Planning Support Statement;
  - 11) Ecological Appraisal and Bat Activity Surveys (August 2014);
  - 12) Preliminary Ecological Appraisal Report (November 2015);
  - 13) Structural Survey Report (January 2006);
  - 14) Structural Survey report update letter (25/11/10);
  - 15) Heritage Asset Statement.

I trust this suite of documents now meets your requirements for validation in respect of which we look forward to hearing from you.

However, please advise me if you require anything further.

Yours sincerely,

Glenn McGill: Director

# FACEBY LODGE FARM

Planning Policy and Support Statement for change of use from agricultural buildings into ten no. (10) holiday units

**5<sup>th</sup> DECEMBER 2018**

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## CHECKING:

Type	PLANNING POLICY AND SUPPORT STATEMENT
Client	S. J.& J. Monk
Client Reference	Faceby Lodge Farm
Our Reference	MD2_414
Produced by	G. McGill
Checked by	C. Davies
Submitted	5 <sup>th</sup> December 2018

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# 1. INTRODUCTION & PURPOSE OF REPORT

1.1. This statement has been prepared in support of a planning application for change of use of a group of agricultural buildings at Faceby lodge Farm to form a holiday complex comprising ten no. holiday units, including managers accommodation (one unit).

1.2. The building complex has no formal planning history that is available on the NYMNP planning portal.

1.3. A range of supporting plans and relevant documentation has been submitted with the planning application electronically, comprising the following:

- Forms and certificates (completed electronically);
- Planning application fee (£4620.00);
- Existing and proposed plans and drawings comprising:

P100 Location Plan;

P101 Existing Site Plan;

P102 Granary Building Existing Plan & Elevations (Sheet 1 of 2);

P102 Granary Building Existing Plan & Elevations (Sheet 2 of 2);

P103 Stable Block Existing Plan & Elevations

P104 Proposed Site Plan;

P105 Granary Building – Proposed Floor Plans;

P106 Stable Block - Proposed Plans & Elevations;

P107 Granary Building Proposed Elevations (Sheet 1 of 2);

P108 Granary Building Proposed Elevations (Sheet 2 of 2);

P110 Proposed Site Plan Highways Access;

P111 Proposed Site Plan – Highways Access;

P112 proposed Block Site Plan;

P113 Building Identification Plan;

P114 Distance from Elements Plan;

3D images from computer model x2; and

Coloured Elevational Drawings x3.

- Supporting documents comprising:

Design and Access Statement;

Low/Zero carbon Feasibility Report;

Drainage Philosophy Statement;

Landscape Statement;

Landscape Masterplan;



Transportation Technical Note on Access Arrangements;  
Planning Support Statement;  
Structural Survey Report (January 2006);  
Structural Survey report update letter (25/11/10);  
Ecological Appraisal and Bat Activity Surveys (August 2014);  
Preliminary Ecological Appraisal Report (November 2015);  
Heritage Asset Statement.

- 1.4. This statement addresses the planning policy position under which the proposal will be considered with reference to the stated range of supporting documents. It also refers to pre-application discussions and exchanges between the applicant and the Local Planning Authority, albeit for previous proposals for proposed use of the building complex for residential purposes.
- 1.5. The statement is further supported by appropriate illustrative material to aid understanding and interpretation of the development proposed by the planning application. Additional information is provided in other supporting documents, in the planning application documentation and by inspection of the associated site plans and drawings.

## 2. SITE DESCRIPTION AND LOCATION

- 2.1. The farm complex comprising Faceby Lodge Farm is set in rolling countryside on the northern side of the escarpment of the Cleveland Hills near the northern boundary of the North York Moors National Park as illustrated by Figures 1, 2 and 3.
- 2.2. The property comprises a large complex of farm buildings described in the report below, served by an access road linking with the A 172 highway, which lies due north of the site, 0.3 miles away.
- 2.3. The site is 1.5 miles away by road from the settlement of Carlton-in-Cleveland due east and 1.5 miles away from Faceby-in-Cleveland to the south. Hutton Rudby is approximately 4 miles distant and the market town of Stokesley is 4.5 miles away to the north-east. Direct distances are shorter as illustrated by Figure 2.
- 2.4. The land on which the farm building complex is sited is used principally for grazing purposes, but due to changes in farming practices, the buildings are now little used and are in deteriorating overall condition.
- 2.5. In general terms, the building complex still forms an important feature in the local landscape and is part of its character. Further details are provided in the Landscape Statement which accompany the submission.
- 2.6. Recognition of the value of the complex within the local landscape has been acknowledged and recognised by Officers of the Authority at a series of pre-application meetings held when discussing proposals for a prospective residential use (see Section 5 for further details).
- 2.7. To the south-west of the site, outside the site application boundary, is a separate detached residential property. Another existing residential property, Faceby Farm Cottage, is situated to the west of the existing stable block, opposite which are some storage buildings outside the application site.
- 2.8. Faceby Manor Farm is a Listed Building situated on an adjacent ownership further west. A separate Heritage Statement has been provided to support the application addressing the impact of the proposed development on Faceby Manor Farm. It should be noted that Faceby Manor Farm includes a manor house with garage and modern agricultural buildings immediately north of the house.

2.9. Further information concerning the detailed site description, including description of the various buildings is available in the Design and Access Statement which accompanies the submission.



Figure 1: Aerial view showing location. Image: Google Earth.



Figure 2: Application Site Local Context

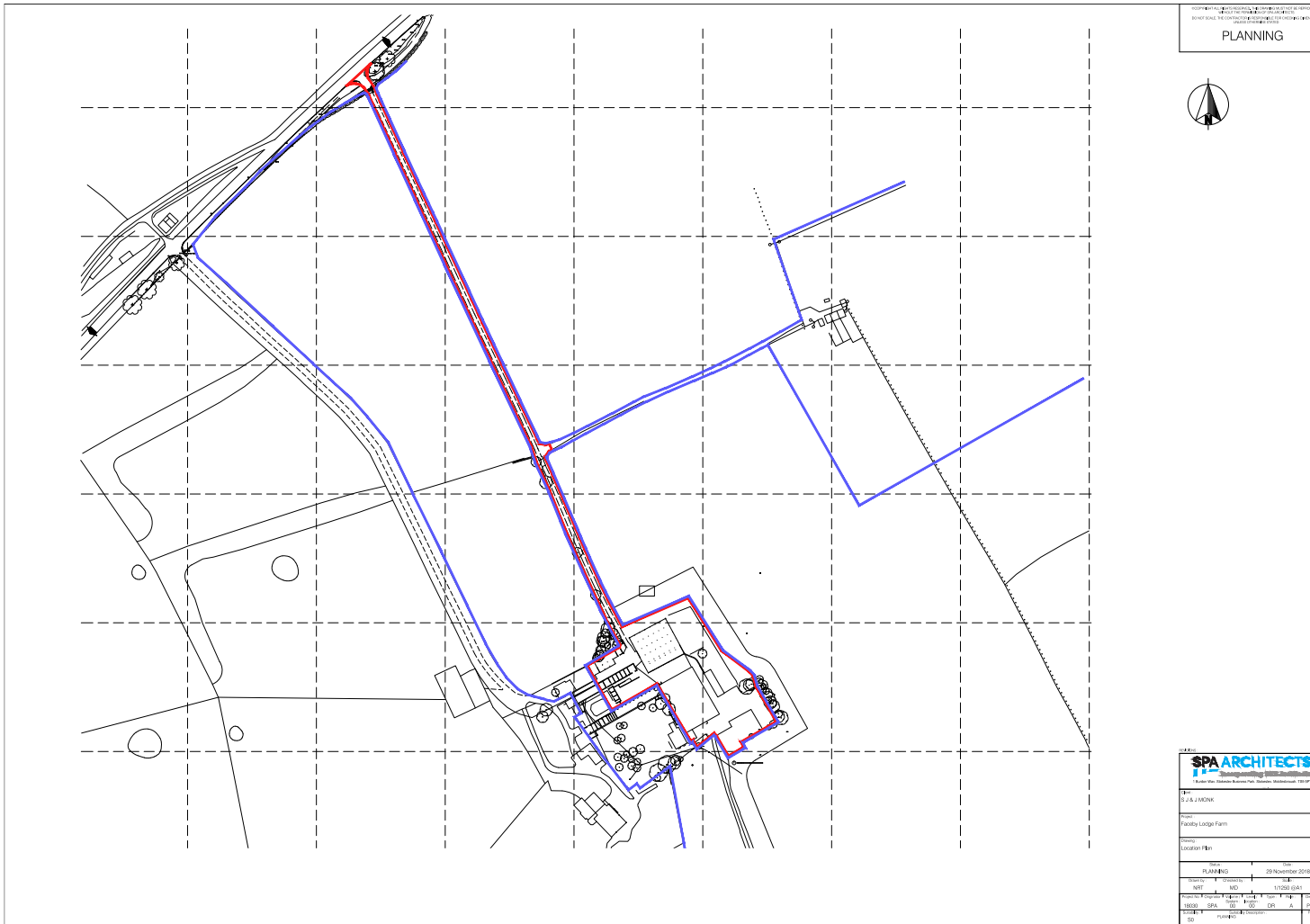


Figure 3: OS red line boundary and ownership plan

### 3. DEVELOPMENT RATIONALE

- 3.1. The existing farm buildings that comprise Faceby Lodge Farm are presently under threat of deterioration meaning that they are now substantially disused due to lack of use as a result of changes in standard farming practices.
- 3.2. The applicant wishes to preserve the best of these buildings for the future by putting them to profitable, productive use. Since there are no known sources of external grants or public funding available, private investment is the only practical option if the building complex is to be preserved in the longer term.
- 3.3. The submission comprises a formal planning application for change of use and conversion. There is relatively limited and selective demolition and removal of redundant steel framed storage sheds including other relatively recent, modern style extensions. Buildings considered worthy of retention and conversion to the intended use will be preserved to facilitate the proposed new use with limited impact on their scale and form.
- 3.4. The main buildings are considered worthy of conversion from both a structural and aesthetic perspective. The over-riding objective of the proposal is to achieve a high-quality restoration of these buildings for holiday use, to be achieved in a manner which may be undertaken with modest and limited intervention to modify and improve their appearance.
- 3.5. If approved, the proposal will ensure that the traditional buildings will continue to contribute towards the local landscape and its character and thereby safeguard the local heritage of this part of the National Park well into the future.

## 4. DEVELOPMENT PROPOSALS

- 4.1. The submission comprises a formal planning application for change of use and conversion of the existing traditional farm buildings, including the detached single storey stables and part single/part two storey granary buildings and adjacent piggery.
- 4.2. Selective demolition will precipitate the removal of redundant steel framed storage sheds and more recent, modern style extensions whilst retaining those buildings considered worthy of retention and conversion to the intended use.

### SITE HIGHWAY ACCESS

- 4.3. Given the location of the access in a rural location on to a strategic road, it is important that the appropriate level of visibility is provided for the point of access on to the main road.
- 4.4. Based upon the analysis undertaken, it was concluded that the appropriate visibility standard should therefore be 2.4m x 215m which we understand has been accepted by North Yorkshire County Council, the Highway Authority.
- 4.5. It is proposed to use the existing access arrangements on the A172, upgraded as necessary and illustrated by Drawing Number 3517-SK001-01C produced by Fore Consulting submitted with the application.
- 4.6. The key features of the proposed improvements are detailed as follows:
  - Provide kerbed radii of 10.0m, to the benefit of both users of the proposed development and the existing layby;
  - Resurfacing would be provided along the access road, over a distance to be agreed with the local highway authority; and
  - Ensure that the appropriate level of maintenance is undertaken to ensure vegetation growth does not impact on the visibility splays within the adopted highway.
- 4.7. An opportunity exists to close the northern access in to the existing layby, thus reducing the overall number of access points on to the A172. This would require a turning facility to be provided at the northern end of the layby, utilising land under the control of the applicant.



- 4.8. It is proposed that the applicant will enter into an agreement with the Local Highway Authority, under Section 278 of the Highways Act 1980, in order to deliver the works to the existing highway.
- 4.9. Further details are provided in the Technical Note on proposed access arrangements which accompanies the application.

#### HIGHWAY ACCESS TRACK

- 4.10. The existing access track linking the building complex with the A 172 is shown by Drawing No. P100 (Location Plan).
- 4.11. Given the length of the access road, and the relatively narrow width of the track, the local highway authority has requested that passing places should be provided.
- 4.12. The SPA Architects Drawing P110 shows the provision of three new passing places which, along with the existing availability of the existing access to Faceby Lodge Cottages, provides the opportunity for vehicles to pass at four locations. All passing places will be intervisible.
- 4.13. In proximity to the building complex, the proposed access road divides to sweep around the building complex on the eastern side to serve proposed units 3 and 7. In addition, a spur continues straight on, south-eastwards into the middle of the complex, dividing to serve the other units much as it does at present (see SPA Drawing P104).

#### BUILDING CONVERSION – DEMOLITION PROPOSALS

- 4.14. A number of sundry agricultural buildings are proposed for demolition. These buildings are relatively modern and in poor condition. Further information is provided in the Design and Access Statement.
- 4.15. The layout of the site with existing buildings, including those proposed for demolition, appropriately numbered, is shown on Figure 4. The buildings/structures that will be demolished are numbers 4, 5, 6, 7 (part thereof), 8, 9, 10.

## BUILDING CONVERSION - PARKING PROPOSALS

- 4.15. Parking for the use is proposed in three separate areas as shown by Drawing Nos. P104 and Drawing No. P112. We have taken on board the advice of Officers to minimise the impact of the proposed parking areas through careful location and provision of suitable screening as shown on the landscape drawing in the Design and Access statement.
- 4.16. The first parking area is an open area which will accommodate seven vehicles in total. This is within the area presently occupied by buildings 4 and 6 shown on Figure 4, which are proposed for demolition.
- 4.17. The second parking area with space for 15 vehicles is proposed on the eastern side of the complex (for location see Figure 4 building No. 5). This involves the demotion of existing semi-derelict storage barns and in their place, we propose to erect a new pergola to provide screening. (see SPA Drawing No. P112).
- 4.18. The third parking area, comprising 5 No. spaces, is proposed to be provided within an adaptation of the existing piggery (for location, see Figure 4 building No. 3), which will retain key parts of the existing structure. Further details are provided on SPA Architects Drawing No. P104.

## BUILDING CONVERSION – STABLES

- 4.19. The stables (figure 4 building 1) are located on the north western side of the building complex adjacent to an existing adjoining cottage (Faceby Farm Cottage). Presently, the stables comprise a number of interlinked units, with associated storage. They are illustrated by SPA Drawing No. P103. There are two elements to the stables with very slight separation, but they effectively form one operational unit in terms of their historic use.
- 4.20. The proposed layout of the converted stables building is shown on SPA Drawing No. P106. It is proposed to create three no. holiday units from the old stables.
- 4.21. The Design Evaluation described in the Design and Access statement sets out the design philosophy for these buildings.

## BUILDING CONVERSION – GRANARY

- 4.22. There are two main parts to the existing buildings comprising the main two-storey Granary building to the north and the associated outbuildings to the south (see figure 4, buildings 2 and 7).
- 4.23. The proposal is to adapt the existing buildings to create seven new units in total, with only minimal alterations to the existing built fabric however part of building 7 (the central section which is part-collapsed) will be demolished. Two of these units within the former Granary building, are two-stories in height, whereas the other five units are proposed to be single storey and are within the associated existing out buildings (see SPA Drawing No. P105).
- 4.24. It is proposed to use the existing opening in the two storey north elevation of the Granary building to allow access to the centre of the proposed development where a courtyard gardens is proposed. This will provide an attractive setting for the development and an amenity open space for visitors.
- 4.25. On the eastern side of buildings, two enclosed private courtyards are proposed to the east of new units 1 and 2. The courtyards are physically attached to the parking barn to the east. There is also a glazed link between Unit 7 and the proposed parking barn.



Figure 4: Existing building identification plan

## 5. PRE -APPLICATION CONSULTATION

### YEAR 2013

- 5.1. Our discussions with the National Park Authority began over five years ago on 3<sup>rd</sup> March 2013 when we first visited its offices to meet with Officers. Our initial meeting was an exploratory one which examined scope for potential holiday and residential uses.
- 5.2. The attendees were Mr. Peter Jones and Ms. Chery Ward of the NYMNPA, Mr. S Monk, the applicant and Messrs. M. Desmond and G. McGill representing the applicant.
- 5.3. We felt that this initial meeting was promising and positive, since it was suggested to us by Peter Jones, Head of Development Control that the future of the buildings needed to be safeguarded, since they were in decline and because they were locally important in terms of landscape character.
- 5.4. It was suggested to us that we might explore potential for residential use at the site. Prior to the meeting, our aspirations were to explore potential and scope for both residential and holiday related uses in order to put these buildings into productive economic use.
- 5.5. We were advised that the way forward was to pursue a pre-application submission, suitably supported with appropriate material. This was a formal process, and which included the provision of initial drawings and a report on development viability for residential use, including the payment of fees to the Local Planning Authority.
- 5.6. We pursued this matter in the knowledge that a residential use was both possible and plausible and although pre-application submissions do no guarantee a successful outcome, our client decided to pursue this in the expectation that it might lead to something tangible. After all, he was making a significant investment in preparing a suitably supported submission.

### YEAR 2014

- 5.7. Following this initial advice, our client commissioned the work, which precipitated the submission of a formal pre-application inquiry on 20th August 2014,

accompanied by a fee and a range of supporting information, including detailed plans and a viability appraisal.

- 5.8. In the letter supporting the pre-application submission dated 20th August 2014 from MD2 Consulting Ltd to the NYMNPA, we referred back to the content of the earlier meeting in 2013. We recorded that ***"you advised that although there would be a policy conflict for a residential scheme, the application would not be considered as a departure since the restoration of the existing farm buildings, which are under threat, would safeguard and preserve the buildings, which were considered to be an important feature in the local landscape and which contributed positively towards landscape character"***.
- 5.9. The letter continues ***"The proviso you made for a potential residential scheme, was that our client was prepared to commission viability information, to comprise costings for the conversion work, showing an acceptable level of profit. These would be prepared by an independent cost consultant and vetted by an independent third-party valuer"***.
- 5.10. With regard to local occupancy, ***"you did indicate that there would normally be a policy requirement, as part of Supplementary Planning Guidance, to address local occupancy, but you also indicated that there may be circumstances when this might be relaxed, and we would appreciate your detailed guidance on this matter"***.
- 5.11. This letter considered other matters on development content and design, architectural drawings, pre-application documents and validation requirements.
- 5.12. The pre-application submission was acknowledged formally by NYMNPA on 27th August 2014.
- 5.13. When we had not received a response by mid-October 2014, we approach Ms. Ward as a result of which a letter was later referred to us dated 6th October 2014. This response had a different tone to the previous positive advice that had encouraged us to submit a formal pre-application inquiry for residential use. Amongst other things, this letter quoted current Council planning policy and gave advice on a number of matters, such as design and highways.
- 5.14. The pre-application submission was followed up by a further meeting with Authority officers on 20th October 2014 to try to understand why Officers

appeared to have changed their position since the first meeting a year earlier. We left the meeting unclear about possible next steps since the discussion did **not reflect the content of the Council's earlier letter.**

5.15. We later recorded the evident change in stance of Officers in a letter to the NYMNPA dated 2nd December 2014. Our letter stated that the evident change in position **"...did not reflect the detail of what we felt had been agreed, in principle, at our meeting on 20th October 2014. Instead, it explained that our proposal conflicted with Council policy and it included a whole list of Council policies and a detailed range of suggestions that we were asked to consider before we should make a formal planning application"**. In addition, the viability information produced by a professional surveying practice had not been addressed and not sent on for assessment as promised initially.

## YEAR 2015

5.16. Another meeting was held with Officers on 22nd January 2015. We made our own note of this meeting and recorded, amongst other things, that Officers requested the applicant to consider further detailed pre-application work to **"... explore alternative (residential) development options and relate them to planning policy, with a number of potential financial scenarios related to these options."**

5.17. We sent a further letter to the Authority on 11th March 2015 suggesting a proposed approach concerning a revised pre-application submission, but we received no formal response.

## YEARS 2017 - 2018

5.18. Due to the applicant focusing on other projects we did not pursue the matter further until 2017. We sent the Authority a letter on 3rd March 2017 which explained our latest thinking to try to address the requirements of the Authority for a residential development.

5.19. As a consequence of this letter, we received a response from Ms. Ward dated 2nd May 2017. This letter reiterated previous comments made about planning policy conflicts and made a number of suggestions should the applicant wish to proceed further. However, the overall tone of the letter was negative and did not echo earlier messages of support in principle.

5.20. The applicant visited the Authority offices on the 1<sup>st</sup> August 2017 to discuss the scheme and met Mr. Mark Hill who had taken over from Mr. Jones as Head of

Development Control. This meeting confirmed that support for a residential scheme would not be forthcoming from Officers in spite of what had been discussed previously in principle.

5.21. Taking on Board previous concerns expressed by Officers, but also reflecting earlier discussions we have now brought forward a new scheme focusing on holiday accommodation instead of residential. We consider this to be compatible **with the Authority's policy objectives (see section 6 below).**



# 6. PLANNING POLICY REVIEW & ANALYSIS

## INTRODUCTION

- 6.1. The current statutory planning policy position comprises the National Planning Policy Framework (July 2018) and the North York Moors National Park Local Development Framework Core Strategy and Development Policies DPD (November 2008).
- 6.2. Following a start on a new Local Plan in the autumn of 2016, a document was **prepared by the National Park Authority entitled "Local Plan Current Thinking"** dated October 2017, which was followed up with a "Preferred Options" document in July 2018.
- 6.3. Although the current plan remains statutory Local Planning Policy for the present time and its policies will inform the decision made on the current planning application, the new plan has nevertheless reached a point where it includes an element of statutory weight, albeit with limited weight at this point in time.

## THE NATIONAL PLANNING POLICY FRAMEWORK

- 6.4. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF) although the majority of supporting annexes to the previous planning policy statements have been retained.
- 6.5. The NPPF was updated in July 2018. The overriding message remains that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependent.
- 6.6. In accordance with paragraph 48 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policy will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight.
- 6.7. Therefore, decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF.

- 6.8. The following elements of the NPPF are relevant to this proposal;
- 6.9. *NPPF Part 2 - Achieving sustainable development* - The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.
- 6.10. *NPPF Part 4 – Decision Making* - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 6.11. *NPPF Part 6 - Building a strong, competitive economy* - The Government is committed to securing economic growth in order to create jobs and prosperity, building on the **country's inherent** strengths, and to meeting the twin challenges of global competition and a low carbon future.
- 6.12. *NPPF Part 8 - Promoting healthy and safe communities* - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. Reference is made to the adoption of an integrated approach to development.
- 6.13. *NPPF Part 9 - Promoting sustainable transport* - Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
- 6.14. *NPPF Part 11 - Making effective use of land* - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other

uses, while Safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or **'brownfield' land**.

6.15. *NPPF Part 12 - Achieving well-designed places* - The Government has attached great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning, with this section of the revised Framework document expanded.

6.16. *NPPF Part 14 - Meeting the challenge of climate change, flooding and coastal change* - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

6.17. *NPPF Part 15 - Conserving and enhancing the natural environment* - The Planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

## NATIONAL PLANNING PRACTICE GUIDANCE

6.18. The National Planning Practice Guidance (NPPG) both supports the core government guidance set out in the NPPF, and represents detailed advice, both technical and procedural, having material weight in its own right. The advice is set out in a number of topic headings and is subject to change to reflect the up to date advice of Ministers and Government.

6.19. Climate change - Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. Planning can also help increase resilience

to climate change impact through the location, mix and design of development. Reflecting the **'golden thread' of the NPPF, sustainable development is key.**

- 6.20. Natural Environment - Section 40 of the Natural Environment and Rural Communities Act 2006, which places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector.
- 6.21. Design - Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design, to enhance the quality of buildings and spaces, by considering form and function, in particular; and both efficiency and effectiveness and their impact on wellbeing.
- 6.22. Flood Risk and Coastal Change - The general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. Application of the sequential approach in the plan-making process, in particular application of the Sequential Test, will help ensure that development can be safely and sustainably delivered, and developers do not waste their time promoting proposals which are inappropriate on flood risk grounds.
- 6.23. Land Stability - The guidance provides advice to local authorities and developers to ensure that development is appropriately suited to its location, and that there are no unacceptable risks caused by unstable land or subsidence.
- 6.24. Air Quality – sets out the national European and National legislative framework and a local air quality management (LAQM) regime which requires every district and unitary authority to regularly review and assess air quality in their area. Whether or not air quality is relevant to a planning decision will depend on the proposed development and its location.
- 6.25. Land affected by Contamination - When dealing with land that may be affected by contamination, the planning system works alongside a number of other regimes including Building Control and Environmental Protection. To ensure a

site is suitable for its new use and to prevent unacceptable risk from pollution, the implications of contamination for a new development would be considered by the local planning authority to the extent that it is not addressed by other regimes.

- 6.26. Planning Obligations - Planning obligations mitigate the impact of unacceptable development to make it acceptable in planning terms. Obligations should meet the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. These tests are set out as statutory tests in the Community Infrastructure Levy Regulations 2010 and as policy tests in the National Planning Policy Framework.
- 6.27. Noise - Noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment. Consideration should be given to whether significant adverse effect or an adverse effect occurs or is likely to occur; or whether a good standard of amenity can be achieved. Paragraph 180 of the NPPF provides policy support to this aspect.

## THE NORTH YORK MOORS NATIONAL PARK CORE STRATEGY AND DEVELOPMENT POLICIES DPD (NOVEMBER 2008)

### Influences on the Spatial Strategy

- 6.28. The North York Moors Core Strategy and development Policies Development Plan Document was adopted on 13th November 2008, under the 2004 system of development planning. This document forms the statutory plan at local level for the designated area pending formal adoption of the new Local Plan in due course.
- 6.29. Although it is recognised that the area is an ever-evolving 'living landscape', the overarching purpose of the National Park is to **"enhance the natural beauty, wildlife and cultural heritage of the area"**.
- 6.30. The Core Strategy advises that tourism is the largest employer and income generator in the park, with 9.3 million visitors spent in the designated area in 2005, when visitor expenditure reached £289 million. Although this is now an historic figure likely to be far greater than it was 13 years ago, it demonstrates the importance of tourism to the generation of jobs and wealth.

6.31. The Local Plan sets out four locational principles on which the Core Strategy and Development Policies are based. These are:

- 1 - To focus most housing and economic activity development in larger settlements;
- 2 - Consolidation of the role of smaller settlements that provide a range of services at local level;
- 3 - Restraint (particularly related to housing development) in very small settlements and finally,
- 4 - Policies that seek to provide support for and enable diversification of the rural economy at a scale commensurate with the locality in question.

6.32. In terms of the environment, the plan proposes a number of principles related to the environment, including the following policy criteria:

- Protecting and enhancing the natural environment;
- Addressing the causes and effects of climate change, including reducing the risk and impact of flooding and promoting renewable energy and reduced energy use;
- Encouraging sustainable design, construction and energy use in new development; and
- Protecting and enhancing cultural and historic assets including distinctive landscapes, settlements and buildings.

6.33. In terms of the rural economy, the Plan proposes a number of principles, to support businesses and job creation within the National Park. With relation to the planning application under consideration, these principles include the following policy criteria:

- Encouraging opportunities for the diversification of farming businesses;
- Continuing support for tourism based on understanding and enjoyment of the qualities of the National Park;
- **Supporting recreation based on the Park's natural assets and providing opportunities for the enjoyment and understanding of these.**

6.34. The Core Strategy sets out a number of key challenges that it aims to address which are set out below under the spatial vision.

6.35. Related to the aforementioned key challenges, the Plan sets out a number of related spatial objectives, which are embodied in other policies in the plan and set out as below follows:

- Protecting, enhancing and managing the natural environment;
  - Conserve and enhance the natural environment and the biological and geological diversity of the Park.
  - Reduce the causes and assist in adaptation to the effects of climate change on people, wildlife and places.
  - Promote prudent and sustainable use of natural resources.
  
- Protecting and enhancing cultural and historic asset;
  - Secure high-quality new development that takes account of and enhances the unique landscape character, settlement pattern and building characteristics of the 9 landscape character areas in the Park.
  - Preserve and enhance historic assets.
  - Promote sustainable design and efficient energy use in new buildings.
  
- Supporting the rural economy;
  - Support the tourism and recreation industry by ensuring that development contributes to the local economy and provides **opportunities for enjoying the Park's special qualities.**
  - Strengthen and diversify the local economy by supporting a range of opportunities for employment and training particularly in sustainable locations.
  
- Promoting healthy and sustainable communities;
  - Maintain and foster vibrant local communities where young people have an opportunity to live and work and consolidate the role of settlements.
  - Ensure that a range of new housing is provided including housing to meet local needs and affordable housing that will remain affordable and available to local people in perpetuity.
  - Support the provision and retention of key community facilities and services throughout the area.
  
- Promoting accessibility and inclusion.
  - Reduce the need to travel and facilitate alternative, more sustainable modes of travel to the private car and minimize the environmental impact of transport.

- Facilitate access to services and facilities.

6.36. **The vision for “Supporting the Rural Economy”** in the adopted plan states, inter alia that:

*“By 2026, the rural economy will have diversified and there will be more jobs in office, light industrial, creative and home-based enterprises. Farm incomes will be supplemented by diversification initiatives which are based on and respect the special qualities of the National Park. Average incomes have risen and are closer to the regional average.....Tourism continues to play an important role in the economy and the quality of the tourism ‘product’ has been upgraded to enhance the visitor’s experience and provide for high quality, year-round employment. Tourism projects have been established which promote opportunities for the enjoyment and understanding of the Park’s special qualities whilst minimising, avoiding and preventing adverse environmental and social impacts and maintaining key assets for future generations”.*

#### Strategic Policies

6.37. Core Policy A: **“Delivering National Park Purposes and Sustainable Development”** states that The Local Development Framework will seek to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving **and enhancing the Park’s special qualities.**

*In addressing this overarching policy, in terms of the relevant specified policy criteria, we make the following observations related to relevant policy criteria which the plan gives priority to:*

*Criteria 1 - We believe that the proposal under consideration will be of a sufficient scale that it will not have an unacceptable impact upon the wider landscape, the quiet enjoyment or peace and tranquility of the park, nor will it detract from quality of life.*

*Criteria 2 -The development is in relatively close proximity to a number of settlements which stand to benefit from the tourism economy in terms of supporting their function and benefitting their individual businesses.*

*Criteria 3 -Measures have been addressed which will maintain and enhance the natural environment and biodiversity in association with the proposed development. These measures are set out in further detail in our landscape*



*statement, landscape design, proposed architectural design solution and drainage philosophy.*

*Criteria 4 -The proposed use seeks to conserve and enhance the local landscape e.g. through delivery of the landscaping scheme submitted with the application; safeguarding the most worthy of existing building features and providing new features through a careful and sensitive architectural approach that has taken on board advice given at pre-application stage by National Park Authority Officers.*

*Criteria 5 -The development applies the principles of sustainable design and energy use within the new development. This is set out in our low and zero carbon feasibility and utilities report.*

*Criteria 6 - N/A (a housing related criteria).*

*Criteria 7 - The proposal will strengthen and help to diversify the rural economy by providing a tourism use and venue that will broaden opportunities for visitors **to understand and enjoy the Park's special qualities.***

*Criteria 8 - Since there are a number of visitor attractions, settlements and services in close proximity to the proposed use, this will facilitate easy and quick access to local services and facilities, whilst minimising the environmental impacts of transport as far as practicably possible for a development of this type and nature.*

6.38. Core Policy B: **"Spatial Strategy"** aims to meet the needs of people in the National Park based upon improving the sustainability of local communities by supporting, improving and consolidating existing services and facilities, providing additional housing and employment opportunities within settlements and enabling alternative modes of travel to the private car in accordance with the settlement hierarchy.

*In terms of development in the open countryside, the policy supports, in principle, a number of prospective uses including, inter alia:*

*Criteria b - the conversion of traditional rural buildings to support economic uses including holiday accommodation or residential letting for local needs; and*

*Criteria d - development to meet the needs of farming, forestry, recreation, tourism or other rural enterprises with an essential need to locate in the countryside.*

6.39. It is noted that Core Policies A and B will be delivered by all of the other core policies and development policies.

6.40. Inter alia, these policies address the natural environment, biodiversity and geodiversity, environmental protection, climate change and flood risk.

***Core Policy C: "Conserve and Enhance the Natural Environment and the Biological and Geological Diversity of the Park"*** seeks to ensure that all developments, projects and activities will be expected to meet various specified relevant policy criteria:

*The proposal takes into account the need to suitably safeguard protected species identified in the NYM Local Biodiversity Action Plan and other relevant documents;*

*The proposal seeks to maintain and where appropriate, enhance conditions for designated priority habitats and species features and networks and management of these?*

*The proposal serves to mitigate against any necessary impacts through appropriate habitat creation, restoration on site or elsewhere? E.g. bat boxes etc. Further details are provided in the ecology report(s) which support the application.*

6.41. Development Policy 1: "Environmental Protection" aims to conserve and enhance the special qualities of the North York Moors National Park, by stating that development will only be permitted related to a number of specified criteria. In terms of addressing relevant policy criteria:

*The proposal does not have an unacceptable adverse impact on surface and ground water, soil, air quality and agricultural land;*

*Neither will the proposal generate unacceptable levels of noise, vibration, activity or light pollution either during construction or following implementation;*

*There will be no adverse effects arising from sources of pollution which would impact on the health, safety and amenity of the public and users of the development;*

*There are no land stability issues which impact upon the environment or landscape;*

*The proposal has sufficient, appropriate infrastructure capacity to accommodate the demand generated by the development.*

6.42. Core Policy D: "Climate Change" states that activities in the National Park will address the causes of climate change and contribute to reducing greenhouse gas emissions, by, inter alia:

Criteria 1 - Reducing the use of energy and the need to use energy;

Criteria 2 - Generating energy from renewable sources where these are of a location, scale and design appropriate to the locality and which contribute towards meeting domestic, community or business energy needs within the National Park;

Criteria 3 - Requiring residential developments of 5 or more houses and other uses of 200sqm or more to generate energy on-site from renewable sources to displace at least 10% of predicted CO2 emissions.

*The impacts of climate change on the National Park will be mitigated, inter alia, by:*

*Criteria 6 Addressing the management of upland areas to assist in flood storage and carbon retention; and*

*Criteria 7 - Encouraging enhancements for biodiversity to buffer, extend and connect habitats.*

*We have provided a **separate "Low or Zero Carbon Technologies Feasibility Report"** with the application. This report sets out our approach to meeting the policy requirements for renewable energy and addressing climate change.*

*In addition, a Landscape Statement and plan have been submitted which will not only serve to provide appropriate screening but will facilitate local Biodiversity in proximity to the site.*

6.43. Development Policy D: "Flood Risk" Development will only be permitted in circumstances where:

Criteria 1 - It complies with the sequential approach as set out in Planning Policy Statement 25.

Criteria 2 - It will not lead to an increase in flood risk elsewhere.

Criteria 3 - A site specific Flood Risk Assessment is submitted where required.

*We have carried out checks and the application site is not within a flood zone.*

#### Policies to Protect and Enhance Cultural and Historic Assets

6.44. Inter alia, these policies seek to ensure that development enhances the unique landscape character, settlement pattern and building characteristics of the local landscape and its character; and to promote sustainable design and efficient energy use in new buildings.

6.45. **Strategic Policy A: "Achieving National Park Purposes and Sustainable Development"** aims inter alia, to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.

*This is a general over-riding policy objective, which is qualified in detail by other more specific policies on heritage and culture, set out below.*

6.46. Core Policy G: "Landscape, Design and Historic Assets" stipulates that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to, inter alia, the re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park.

*The proposed use seeks to safeguard the future of the building complex into the future by investing in the built fabric to affect the proposed use based upon sound sustainable design principles. This takes into the account the present and*

*future contribution that the buildings and their character make to the local landscape and its character.*

*These proposals have evolved to include comments and suggestions made by Officers from the National Park Authority at pre-application meetings, to include reference made to other building conversion cases where approval has been granted and development has been completed.*

- 6.47 **Strategic Policy I: "The Historic Environment"** states that all development proposals affecting the historic environment should make a positive contribution to the cultural heritage and the local distinctiveness of the North York Moors and should not erode its character.

*We have addressed any potential impacts of the development proposed by this application upon the adjacent listed building and associated listed structures within a separate Heritage Asset Statement.*

- 6.48 **Development Policy 3: "Design"** aims to maintain and enhance the distinctive character of the National Park and that development will be permitted in circumstances where development serves to meet the stipulated policy criteria:

*Although this policy appears to apply in particular to development in existing settlements, we observe, nevertheless that in accordance with policy criteria 1, the conversion and adaptation of the building complex seeks to preserve and enhance views into and out of the site. It also deals positively with the spaces about and between the buildings and seeks to retain and enhance other features that contribute to the character and quality of the local environment. Furthermore, there will be no loss of an open space which contributes to local amenity, character and setting.*

*As required by criteria 2, the scale, height, massing, proportion, form, size, materials and design features of the proposal will be carefully selected to ensure they are compatible with surrounding buildings and will not have an adverse effect upon the amenities of adjoining occupiers;*

*In terms of meeting policy criteria 3, we believe a high standard of design detailing has been used, to include traditional and contemporary elements, which reflect and complements the local vernacular;*

*In addressing criteria 4, we have made provision for adequate storage and collection of waste.*

*To meet policy criteria 5, we have included good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and energy use from renewable sources. This is set out in our renewables statement, which accompanies the submission.*

*With regard to criteria 6, we have provided a high-quality landscape scheme and specification to support the submission.*

*In meeting criteria 7, the design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority. Further details are provided in the supporting Design and Access Statement which accompanies the submission.*

6.49 **Development Policy 5: “Listed Buildings”** states, inter alia, that proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building. In addition, any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.

*As stated above, we have addressed any potential impacts of the development proposed by this application upon the adjacent listed building and associated listed structures within a separate Heritage Asset Statement.*

6.50 **Development Policy 8: “Conversion of Traditional Unlisted Rural Buildings”** advises that outside the settlements identified in the settlement hierarchy, the conversion of traditional unlisted rural buildings for an employment use, short term self-catering holiday accommodation, residential annexes to an adjacent existing dwelling or long-term/permanent residential letting units for local occupancy will be permitted, inter alia, where proposals satisfactorily address relevant policy criteria:

*In terms of policy criteria 1, the existing buildings have local architectural and historic importance and when improved, will make a positive contribution to the landscape and character of the National Park;*

*In order to meet policy criteria 2, the building is in a structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by the structural **engineer's report** which accompanies the submission;*

*In terms of policy criteria 3 and 4, the buildings are capable of conversion and are of sufficient size to accommodate the proposed use without the need for significant alteration. The alterations proposed are limited in scale and nature and seek only to improve the character and quality of the locality commensurate with the nature of the proposed use. There are no proposed extensions or new buildings except the parking barn which replaces an existing structure.*

*To meet criteria 5, we have been careful to ensure that the proposal is of a high-quality design which retains existing external features which contribute significantly to the character of the building. This includes the nature of the original openings and the choice of roofing materials. The proposed use reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.*

*In seeking to meet policy criteria 6, the proposed use seeks to utilise the existing curtilage and retains the existing access route, albeit with only minor modification to safeguard the appearance of the complex within the local landscape.*

*In terms of addressing criteria 7, the proposals seek to utilise an existing group of buildings that have a close physical and visual relationship to each other. The proposed managers accommodation is included within an existing residential unit within the group and will operate as required by criteria 9.*

#### Policies to Support the Rural Economy

- 6.51 Inter alia, these policies seek to ensure that development support the tourism and recreation industry by ensuring that it contributes to the local economy and provides **opportunities for enjoying the Park's special qualities** and that it strengthens and diversifies the local economy.
- 6.52 **Core Policy H: "The Rural Economy"** states that the rural economy will be strengthened and supported by providing local communities with a range of

opportunities for entrepreneurship, education and training. This will be achieved, inter alia, through relevant policy criteria:

*In terms of criteria 3, since the buildings are surplus to agricultural use and associated land management, this supports the agricultural sector by providing opportunities for diversification.*

*With regard to criteria 4, the proposal delivers sustainable tourism by providing accommodation on the edge of the national park that affords easy access to locally available tourism and recreational activities. In association with this, the use will provide opportunities related to the understanding and enjoyment of the Park e.g. by making information and activities related to the tourism offer available at the site, including website links.*

6.53 **Development Policy 13: “Rural Diversification”** states that proposals for the diversification of existing agricultural businesses will be supported where proposals meet relevant policy criteria:

*In terms of criteria 1 - The scheme will make use of an existing building in a manner that complies with Development Policy 8, using existing buildings only.*

*With regard to criteria 2, the proposed scheme is compatible with the existing farming activity and is of a scale and nature which will not harm the character or appearance of the locality.*

*In terms of criteria 3, we have provided evidence that the existing access arrangements are appropriate for the proposed use with only minor modification.*

6.54 **Development Policy 14: “Tourism and Recreation” stipulates** that the quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principles of sustainable tourism. New tourism development and the expansion or diversification of existing tourism businesses will be supported where proposals meet the policy criteria:

*With regard to policy criteria 1, the proposal will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the special qualities of the National Park or its special qualities;*



*In terms of criteria 2, the proposed use can be satisfactorily accessed from the road network with only minor modification to the access. Access is also available via sustainable modes of transport including public transport, walking, cycling or horse riding. (Local bus routes are No. 80, x80, 89 and x89).*

*With regard to criteria 3, the development will not generate an increased level of activity, including noise, which would be likely to detract from the experience of visitors and the quality of life of local residents; and*

*The proposal meets policy criteria 4 by making use of an existing building.*

### Policies to Promote Accessibility

6.55 This section of the adopted plan seeks to reduce the need to travel and facilitate alternative, more sustainable modes of travel to the private car, minimise the environmental impact of transport and facilitate access to services and facilities. This will be achieved through Core Policy M – Promoting Accessibility and Inclusion and Development Policy 23 – New Development and Transport.

*Core Policy M: "Promoting Accessibility and Inclusion" states that through strong and effective partnerships, the Park Authority will work to improve accessibility to services and facilities within and beyond the National Park for all users and to encourage more sustainable patterns of travel.*

*This is a policy aimed at the promotion of accessibility and inclusion and has limited relevance to the proposals under consideration. However, the use is situated in an accessible location near a main road as required by policy DP14, with access to local bus services and accessible by alternative methods of transport.*

### 6.56 Development Policy 23: "New Development and Transport"

In order to effectively minimise the overall need for journeys and reduce the environmental impacts of traffic on the National Park, development will be permitted where it meets relevant policy criteria:

*As with our comments on Core Policy M above, the proposed use is situated in an accessible location near a main road as required by policy DP14, with access*

*to local bus services and accessible by alternative methods of transport. In this regard it complies with criteria 1 of the policy.*

*There is a Public Right of Way that exists to the east of the building complex that will be unaffected by the proposals since the route will be safeguarded, so there is no conflict with policy criteria 2 and 3.*

*The proposal proposes only minor modifications to the existing highway without impacting adversely upon highway safety or the characteristics of the local environment as requires by policy 4.*

*In terms of criteria 5, highway detailing, road improvements and street furniture are complementary to the character of the area and are indeed the minimum required to achieve safe access.*

*With regard to criteria 7, parking is provided in accordance with the relevant standards adopted by the authority.*

## THE NORTH YORK MOORS NATIONAL PARK AUTHORITY LOCAL PLAN: PREFERRED OPTIONS DRAFT (JULY 2018)

- 6.57 The North York Moors NPA Local Plan will be a new style Local Plan produced under the requirements of new legislation introduced by the Localism Act 2011, followed by the introduction of the National Planning Policy Framework in 2012, now superseded by the NPPF (July 2018).
- 6.58 The new plan is not yet a statutory planning document and at this stage it carries only a very limited element of statutory weight because of the stage it has reached i.e. a **"Preferred Options" draft**. Many of the policies in this draft plan appear to be adaptation, development as well as a significant extension of existing statutory policy and we do not intend to undertake a detailed analysis in this statement. Nevertheless, we have summarised the most relevant of these policies, in general terms, relative to the content of the submitted planning application.
- 6.59 The new draft plan has a number of relevant strategic and topic policies as follows:

- 6.60 Strategic Policy A: "Achieving National Park Purposes and Sustainable **Development**" aims principally to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and also to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. This is based upon a definition of sustainable development set out in the policy relative to a number of selected criteria.
- 6.61 Strategic Policy B: "The Spatial Strategy" which is linked to a settlement hierarchy. Development in the countryside will only be permitted in certain specified circumstances, based upon four specified policy criteria, especially criteria no 1 where development reuses a building of architectural or historic importance in a way that supports an economic use i.e. a holiday development, which contributes positively to the character of the local landscape;
- 6.62 Strategic Policy C: "Quality and Design of Development" **is designed** to maintain and enhance the distinctive character of the National Park, development will be permitted where it complies with relevant policy criteria.
- 6.63 Strategic Policy E: "The Natural Environment" requires that the quality and diversity of the natural environment of the North York Moors National Park will be conserved and enhanced. This will be achieved by ensuring that natural resources are used in efficient and sustainable ways and that they make a positive contribution to the natural environment
- 6.64 Strategic Policy F: "Climate Change Mitigation and Adaptation" states that new development will address the need to adapt to and mitigate the effects of climate change to be met in a number of stipulated ways.
- 6.65 Strategic Policy G: "Landscape" aims to conserve and enhance the high quality, diverse and distinctive landscapes of the North York Moors through careful consideration of landscape considerations in planning decisions.
- 6.66 Strategic Policy H: "Habitats, Wildlife, Biodiversity and **Geodiversity**" gives '**great weight**' in **decision making** to the conservation, restoration and enhancement of habitats, wildlife, biodiversity and geodiversity in the National Park through measures such as mitigation and habitat enhancement, restoration or creation on site or elsewhere.

- 6.67 Policy ENV1: “Trees, Woodlands, Traditional Orchards and Hedgerows” States that there will be a presumption in favour of the retention and enhancement of existing trees, woodland, traditional orchards and hedgerows of value on all proposed developments. Where developments would result in unavoidable losses, applications will be assessed in terms of the wider sustainability benefits; the need to minimise harm and to provide a net biodiversity and amenity gain, with appropriate replacement of lost trees or hedgerows.
- 6.68 Policy ENV2 – “**Tranquility**” states that development proposals will only be permitted where there will not be unacceptable harm to the tranquility of the surrounding area in terms of a list of relevant criteria.
- 6.69 Policy ENV4: “Dark Night **Skies**” seeks to maintain the darkness of night skies through the minimisation of light spillage.
- 6.70 Policy ENV5: “Flood **Risk**” states that new development will only be permitted where it addresses the requirements of flood risk, does not increase the risk of flooding elsewhere and for developments over a certain size, includes a Sustainable Drainage System.
- 6.71 Policy ENV6: “Land **Instability**” requires that development proposals in areas likely to be affected by land instability must be supported by an evaluation of the risks and must incorporate measures to address those risks.
- 6.72 Policy ENV7: “**Environmental Protection**” states that, in order to protect the natural environment, development will only be permitted where it does not cause harm to the environment based upon a range of specified criteria and that, where necessary, remediation work should be undertaken to remove any contamination and pollutants to ensure safe development.
- 6.73 Policy ENV8: “Renewable Energy” states that development proposals for small scale schemes for the generation of renewable energy will be permitted in certain circumstances related to e.g. scale, character, impact and provision to generate energy from renewable sources to address the causes of climate change.
- 6.74 Strategic Policy I: “The Historic Environment” states that all development proposals affecting the historic environment should make a positive contribution to the cultural heritage and the local distinctiveness of the North York Moors and should not erode its character.

- 6.75 Policy ENV9: “Historic Landscape **Assets**” **advises that** development proposals affecting the historic landscape assets of the North York Moors will be required to preserve and enhance its landscape quality and character, **and the public’s** experience of it, including the layout of farmsteads and their relationship with the agricultural landscape.
- 6.76 Policy ENV11: “**Built Heritage**” **advises that** Development proposals affecting the built heritage of the North York Moors, should reinforce the distinctive historic character of the North York Moors by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction and high standards of design and construction.
- 6.77 Policy ENV13: “**Visually Important Spaces**” **stipulates that** within the areas identified on the Policies Map as ‘Visually Important Spaces’, there will be a presumption against development unless it can demonstrate that the proposal will not result in the loss of, or significant harm to the qualities or functions for which the space has been identified.
- 6.78 **Strategic Policy J: “Sustainable Tourism and Recreational Development”** states that the quality of tourism and recreational facilities in the National Park will be maintained and improved through adopting the principles of sustainable tourism related to a plethora of stated policy criteria.
- 6.79 Strategic Policy K: “The Rural Economy” specifies that development that fosters the economic and social well-being of local communities within the National Park will be permitted where one or more of a number of specified criteria are met, including potential for established rural businesses to diversify and expand.
- 6.80 Policy BL3: “Rural Diversification” states that proposals for the diversification of existing agricultural and forestry businesses will be permitted subject to specified policy criteria.
- 6.81 Policy BL4 “Managers and Staff **Accommodation**” **advises that** proposals for staff accommodation to meet the needs of an existing hotel, public house, hostel or permanent tourist facility will be permitted in certain specified circumstances.
- 6.82 Policy BL6: “Tracks” **stipulates that** proposals to install, alter or extend tracks will be permitted according to specified parameters.

- 6.83 Policy BL9: **“Advertising and Signposting”** states that advertising and signposting will only be permitted relative to a list of specified requirements
- 6.84 Policy CO2: **“Transport “advises** that new development will only be permitted subject to detailed criteria such as highway safety, scale, surfacing, design and layout:
- 6.85 Policy CO13: **“Conversion and Change of Use of Buildings in the Open Countryside”** advises that proposals for conversion and/or change of use of buildings in the open countryside, including conversion to holiday accommodation and tourism facilities will be permitted in certain circumstances, subject to a series of detailed requirements.

## TOURISM POLICIES

- 6.86 The Good Practice Guide for Tourism was formally withdrawn on by the Government on 7th March 2014 and no longer forms an element of planning guidance. We have nevertheless made brief reference to it in order to demonstrate that its objectives, though subsumed within the new NPPF in significantly less detail, continue to have ongoing relevance. This is because it is still often referred to by many planning practitioners and local planning authorities informally since we understand that it continues to underlie Government thinking on tourism matters.
- 6.87 **The guide stated that “tourism in all its forms is of crucial importance to the economic, social and environmental wellbeing of the whole country. The planning system has a vital role to play in terms of facilitating the development and improvement of tourism in appropriate locations.”**
- 6.88 The Guide stated that tourism is a vital component in the make-up of the national economy; that it can bring many broader benefits that will contribute to the economic and social wellbeing of local communities as well as to individuals. The revenue generated by tourism can help to: support and enhance local services and facilities such as shops and pubs, particularly in rural areas; secure the retention or upgrading of public services such as public transport, health centres and libraries; support a broader and more vibrant and active community by attracting arts, sports or cultural events; aid diversification within the rural economy; and underpin the quality of the local environment and facilitate further enjoyment of it by residents and visitors. These benefits can be particularly

valuable in rural areas as they may provide amenities that people would otherwise not have access to.

## PERMITTED DEVELOPMENT RIGHTS

- 6.89 Permitted Development Rights permit the conversion of agricultural buildings outside National Parks under Class Q of the GPDO. This provision was introduced in 2015 and extended in 2018 to allow conversion for up to five no. dwellings in certain circumstances. This development is to seek to boost housing supply in rural areas and to contribute towards rural regeneration.
- 6.90 Nevertheless, Class R allows the change of use of an agricultural building to a range of flexible commercial uses, under Permitted Development regulations, even within National Parks, within a range of commercial uses, subject to restrictions, although we observe that holiday use is nevertheless excluded.
- 6.91 The purpose of alluding to these relaxations in Government planning legislation in rural areas serves merely to illustrate that to illustrate that central Government is now more relaxed about definitions of what might constitute sustainable development in rural areas than was previously the case. It is evident that central Government is seeking to facilitate development and uses that may have an economic benefit to generate wealth; because of changes in farming practices and to find potential future uses for redundant farm buildings that planning policy sometimes fails to address adequately.

# 7 ANALYSIS OF PLANNING POLICY

## MEETING THE REQUIREMENTS OF NATIONAL POLICY

- 7.1 In our assessment of planning policy above, we have set out relevant planning policies at national and local level in some detail. We believe that the application and its supporting detail both addresses the requirements of policy and is compliant with it in all important respects.
- 7.2 With regard to meeting the aspirations of National Planning Policy, in accordance with NPPF Part 2, we believe that the proposal constitutes sustainable development from an economic social and environmental perspective.
- 7.3 We hope that the local planning authority will approach Part 4 of the NPPF in a positive and creative way, thereby leading to approval of the application.
- 7.4 With regard to Part 6 of the NPPF, the proposal will contribute towards building a strong competitive economy, whilst meeting the challenges identified of global competition and a low carbon future.
- 7.5 In accordance with NPPF Part 8, we believe that the development proposed is both safe and accessible and will contribute positively towards the local community.
- 7.6 In terms of part 9 of the NPPF, the development is accessible by sustainable means of transport; has potential to promote local services and their use, thereby meeting the policy objective.
- 7.7 We consider that the proposal meets the aims of Part 11 of the NPPF in terms of making effective use of land by providing safe and healthy living conditions whilst safeguarding and improving the environment. In addition, it makes use of buildings which have outlived their usefulness in a way which safeguards the best buildings well into the future.
- 7.8 We believe that the proposal meets the objectives of NPPF Part 12 by achieving attractive, well designed places through good design.



7.9 The proposal meets NPPF Part 14 by providing a resilient development which helps to support the transition to a low carbon future in a changing climate, in terms of the design, the proposed build and the inclusion of an element of embedded energy.

7.10 With regard to NPPF Part 15, the proposal will contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and minimising impacts on biodiversity.

7.11 We consider that the proposal meets the requirements of National Planning Practice Guidance in terms of a number of stated criteria, including climate change, natural environment, design, flood risk, land stability, air quality, contamination, and noise.

## MEETING THE REQUIREMENTS OF LOCAL PLANNING POLICY

7.12 In our consideration of statutory local planning policy set out in Section 5 above, we have already commented how the proposal is compliant with relevant stipulated policies.

7.13 Briefly, we believe that the proposal will deliver the following general ways:

- It will contribute towards the overarching purpose of the National Park by helping to **“enhance the natural beauty, wildlife and cultural heritage of the area”**;
- In terms of locational principle 4 of the Core Strategy, the proposal will contribute towards diversification of the rural economy at a scale commensurate with the locality in question, by supporting tourism, a proven economic generator;
- It will comply with environmental principles set out in the plan including environmental protection support for diversification
- The proposal is considered to comply with the spatial vision and objectives of the Core Strategy through protection, enhancement and management of the natural environment; protecting and enhancing cultural and historic assets; supporting the rural economy; promoting healthy and sustainable communities; and by promoting accessibility and inclusion.

- The proposal will do this in a manner which is compliant with the detailed extant policies, as set out in Section 6 of the report above.

## 7. CONCLUSION

- 7.47 This statement has set out the both the background to and planning policy which supports the submission of a planning application to change the use of a group of locally important farm buildings into a holiday development.
- 7.48 In turn, it has provided a description of the proposed development, a brief record of pre-application discussions, including a pre-application submission and it has examined all relevant planning policy at national and local level.
- 7.49 We believe that the proposal is compliant with all aspects of planning policy and to this end, we have undertaken a detailed analysis. We have also taken on board all relevant suggestions made by officers about the design of the proposed development to ensure that it is to the highest possible standard.

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# FACEBY LODGE FARM

Design and Access Statement for change of use from agricultural buildings into ten no.  
(10) holiday units

**13<sup>th</sup> DECEMBER 2018**

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NYMNP

20/12/2018



Planning | Regeneration  
Green Infrastructure

## PRINTING INSTRUCTIONS

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# CHECKING:

Type	DESIGN AND ACCESS STATEMENT
Client	S. J.& J. Monk
Client Reference	Faceby Lodge Farm
Our Reference	MD2_414
Produced by	G. McGill
Checked by	C. Davies
Submitted	4th December 2018

Report checked: Mr. Clive Davies

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# 1. INTRODUCTION & PURPOSE OF REPORT

1.1. This statement has been prepared in support of a planning application for change of use of a group of agricultural buildings at Faceby Lodge Farm into a holiday development comprising ten no. units, including **manager's** accommodation (one unit).

1.2. A range of supporting plans and relevant documentation has been submitted with the planning application electronically, comprising the following:

- Forms and certificates (completed electronically);
- Planning application fee (£4,620.00);
- Existing and proposed plans and drawings comprising:
  - P100 Location Plan;
  - P101 Existing Site Plan;
  - P102 Granary Building Existing Plan & Elevations;
  - P103 Stable Block Existing Plan & Elevations;
  - P104 Proposed Site Plan;
  - P105 Granary Building – Proposed Floor Plans;
  - P106 Stable Block Proposed Plans & Elevations;
  - P107 Granary Building Proposed Elevations (Sheet 1 of 2);
  - P108 Granary Building Proposed Elevations (Sheet 2 of 2);
  - P110 Proposed Site Plan – Highways Access;
  - P111 Proposed Site Highways;
  - P112 Proposed Block Site Plan
  - P113 Numbered Building Identification Plan;
  - P114 Distance of Elements Plan;
  - P115 3D Sketch Model Views Sheet 1
  - P116 3D Sketch Model Views Sheet 2
  - P117 Coloured Elevations Sheet 1
  - P118 Coloured Elevations Sheet 2
  - P119 Coloured Elevations Sheet 3
- Supporting documents comprising:
  - Design and Access Statement;
  - Renewable Energy Strategy;
  - Drainage Philosophy Statement;
  - Landscape Statement;

- Landscape Masterplan;
- Transportation Technical Note on Access Arrangements;
- Planning Support Statement;
- Structural Survey Report (January 2006);
- Structural Survey report update letter (25/11/10);
- Ecological Appraisal and Bat Activity Surveys (August 2014);
- Preliminary Ecological Appraisal Report (November 2015);
- Heritage Asset Statement.

- 1.3. This statement addresses relevant design considerations that have precipitated the selected design solution submitted as the basis of the application. It makes reference to the background to the proposals, to include the need to ensure sensitive preservation and adaptation of the best buildings within the complex to meet the requirements of both local planning policy and design guidance. It also includes a number of changes made as a result of pre-application discussions with Officers from the Local Planning Authority, albeit for a previously proposed use of the buildings as residential dwellings.
- 1.4. In addition, this report examines the highway and access position, which is articulated in further detail in the submitted Transportation Technical Note.
- 1.5. This report should be read in association with other reports that have been submitted to support this application, notably the Planning Policy and Support Statement, which sets out in some detail, the recent history of discussion with Officers of the National Park Authority concerning previous proposals for residential use. This background also articulates comments made on design insofar as it affects Authority planning policy.
- 1.6. The statement is further supported by appropriate illustrative material to aid understanding and interpretation of the development proposed by the planning application. Additional information is provided in other supporting documents, in the planning application documentation and by inspection of the associated site plans and drawings.

## 2. SITE DESCRIPTION AND LOCATION

- 2.1. The farm complex comprising Faceby Lodge Farm is set in rolling countryside on the northern side of the escarpment of the Cleveland Hills near the northern boundary of the North York Moors National Park as illustrated by Figures 1, 2 and 3.
- 2.2. The property comprises a large complex of farm buildings described in the report below, served by an access road linking with the A172 highway, which lies due north of the site, 0.5 miles away.
- 2.3. The site is 1.5 miles away by road from the settlement of Carlton-in-Cleveland due east and 1.5 miles away from Faceby-in-Cleveland to the south. Hutton Rudby is approximately 4 miles distant and the market town of Stokesley is 4.5 miles away to the north-east. Direct distances are shorter as illustrated by Figure 2.
- 2.4. The land around the farm building complex is used principally for grazing, but due to changes in farming practices, the buildings are now little used and are in deteriorating overall condition.
- 2.5. In general terms, the building complex still forms an important feature in the local landscape and is part of its character. Recognition of this has been acknowledged by Officers of the Authority at a series of pre-application meetings held when discussing proposals for a prospective residential use (see Planning statement for further details). Further details are provided in the Landscape Statement which accompany the submission.
- 2.6. Perspective drawings of the existing buildings are illustrated by Figures 4 and 5 below.
- 2.7. To the south-west of the site, outside the site application boundary, is a separate detached residential property referred to as Faceby Lodge Farm House, see figure 6, building no 12. Another existing residential property, Faceby Farm Cottage, is situated to the west of the existing stable block, opposite which are some storage buildings outside the application site.
- 2.8. Faceby Manor Farm is a Listed Building situated on an adjacent ownership further west. A separate Heritage Statement has been provided to support the application addressing the impact of the proposed development on Faceby Manor Farm. It

should be noted that Faceby Manor Farm includes a manor house with garage, a listed boundary wall and modern agricultural buildings.



Figure 1: Aerial view showing location. Image: Google Earth.



Figure 2: Application site local context

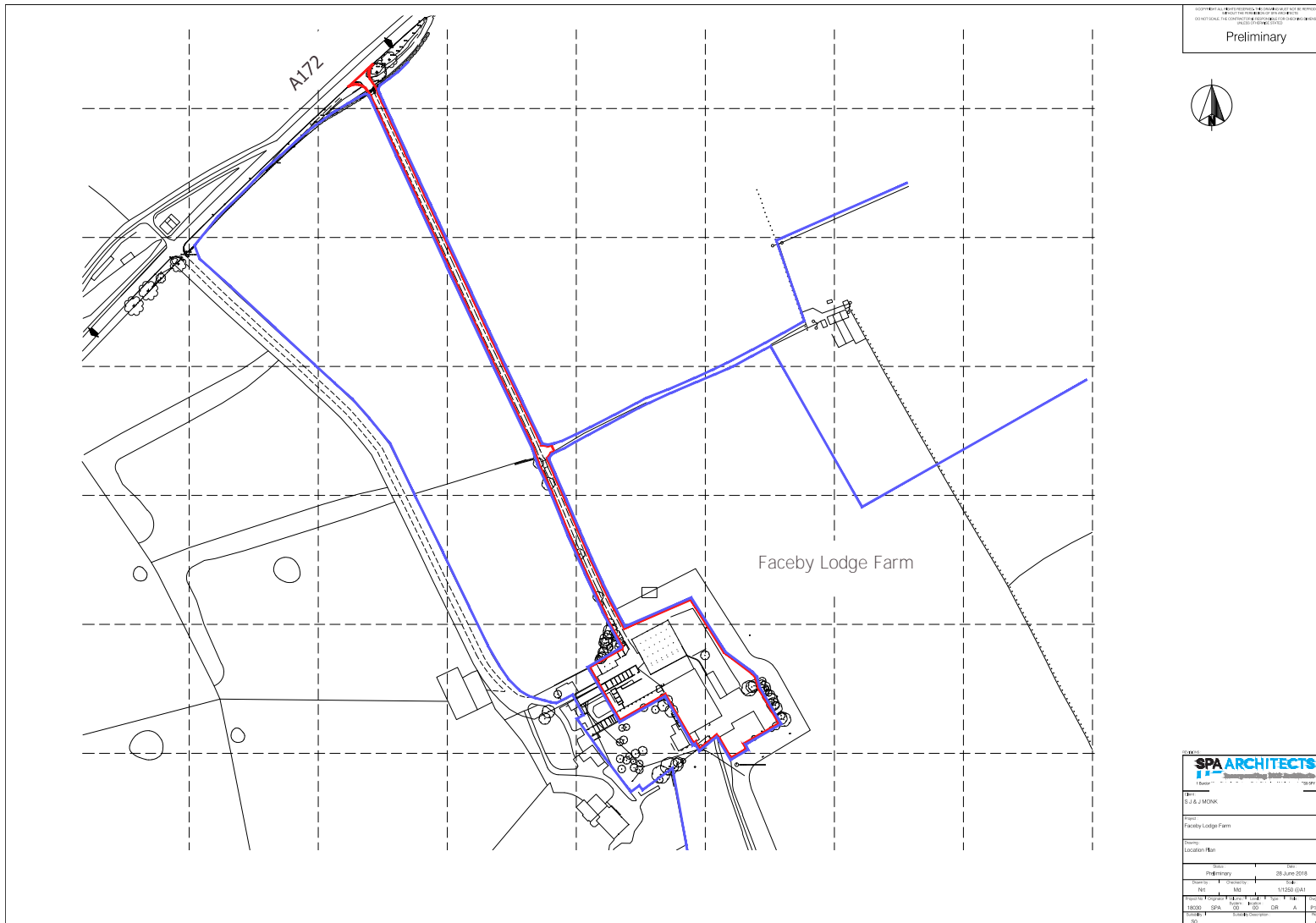
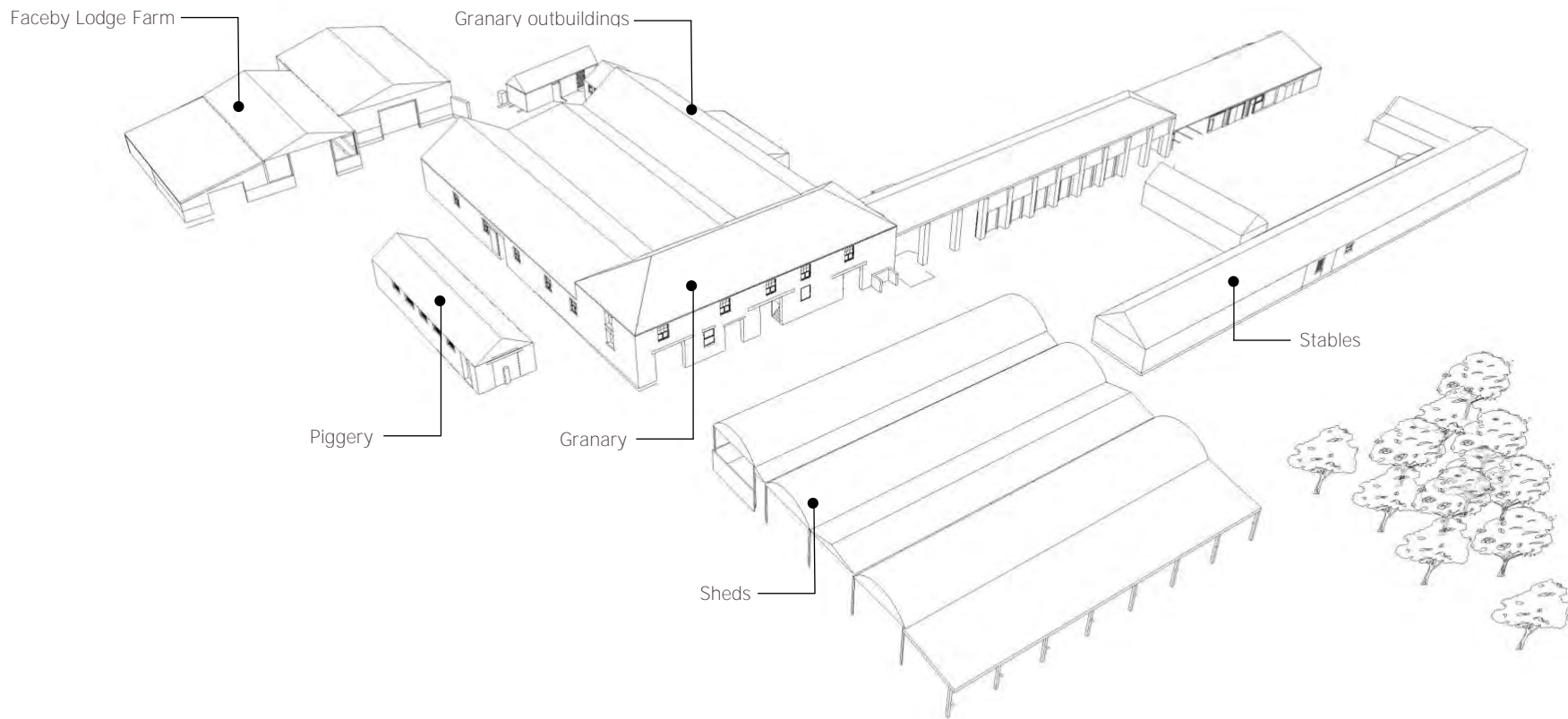


Figure 3: OS red line boundary and ownership plan



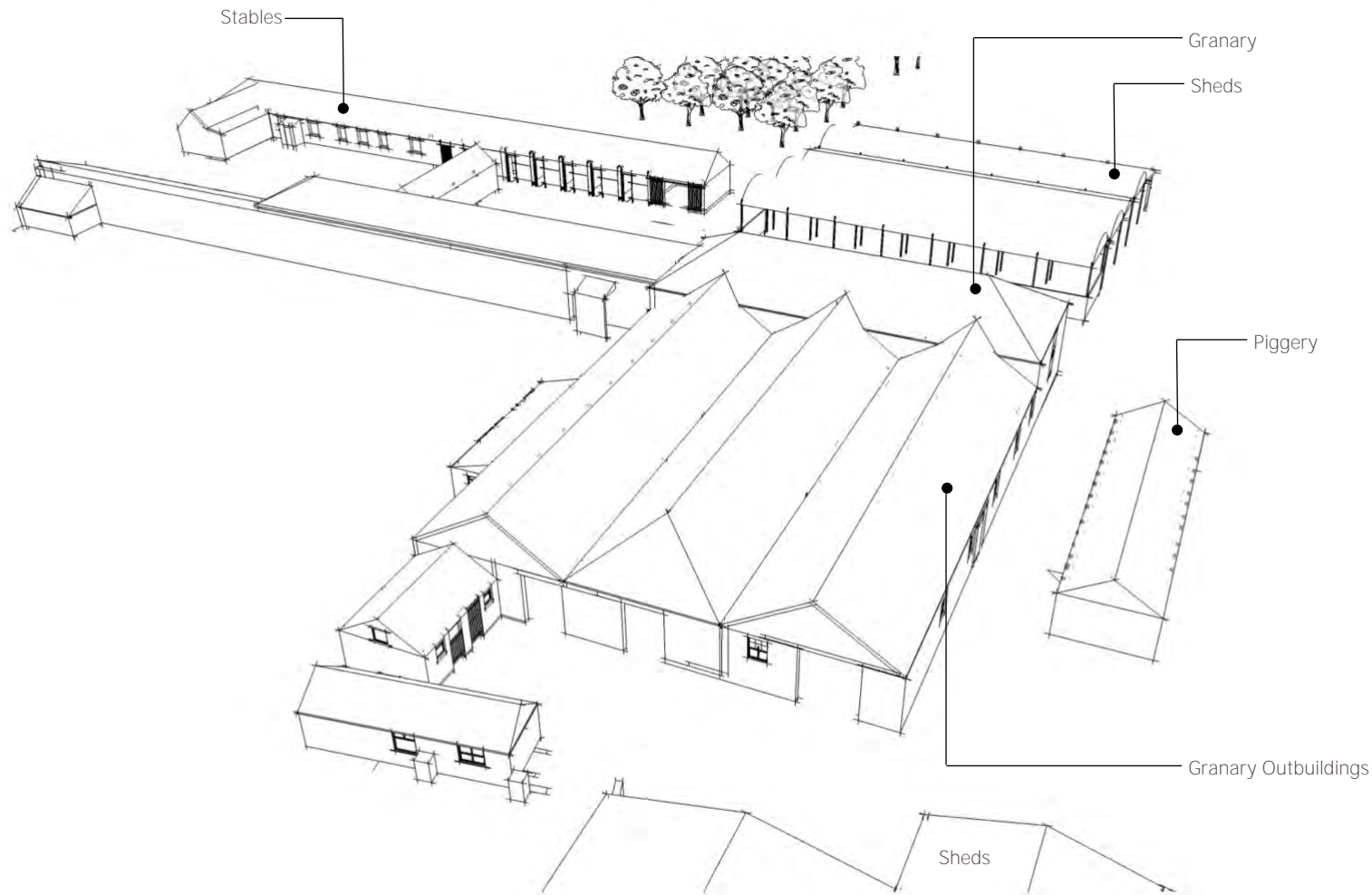
EXISTING NORTH FACING ELEVATION

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3D Sketch Model Views

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Figure 4: Perspective drawing of Existing Buildings as viewed from the north





EXISTING SOUTH FACING ELEVATION

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Figure 5: Perspective drawing of Existing Buildings as viewed from the south.

- 2.9. The existing access arrangements serving Faceby Manor Farm are via a farm track which connects to the A172 at a priority junction. The access junction also serves a small informal layby, which can also be accessed some 65 metres to the north east. The A172 in this location is a derestricted single carriageway, some 7.3 metres in width, with wide verges on both sides of the road. The road is relatively straight at this point.
- 2.10. The existing access track is some 500m in length, linking the A172 and the proposed site. For most of its length, the track has a concrete surface which is in good overall condition, but near the A172 highway, the surface is principally tarmac, becoming loose surfaced and potholed in the layby directly adjacent to the A172 (images below). The access track is straight, with good inter visibility along its whole length.



- 2.11. In proximity to the building complex, the proposed access road divides into separate areas thereby ensuring suitable access to all parts of the building complex.
- 2.12. At the end of the main access track, on the northern side of the stables building are part open storage sheds (See Figure 6 building No. 4 and 6), which are modest in size. They are constructed in timber, blockwork and corrugated material and are used partly for hay storage (images below).



2.13. On the northern side of the building complex (See Figure 6 building No. 1), is the main stable block, which still has the compartmentalized stables. It is an L-shaped building and part of it is overgrown (images below).



2.14. To the east of the stables is a substantial building. This is a former Granary with storage outbuildings to the rear (see Figure 6 building Nos. 2 and 7). The old Granary (See Figure 6 building No. 2) is two stories high constructed mainly in Yorkshire sandstone, with some vintage brickwork, covered with a slate roof. The frontage facing north has a number of openings, some of which are fitted with sash windows and sliding doors. However, other materials are present in the build reflecting that it was likely built and repaired successively (images below).

2.15. To the rear of the granary are the attached outbuildings (see Figure 6 building No. 7) which are divided into three adjoining sections. Again, materials are Yorkshire stone, slate and corrugated roof/wall cladding materials. The buildings have many openings, of different types reflecting its farming heritage. At the rear of the outbuildings is an oil tank (see Figure 6 building No. 8) set on an elevated blockwork plinth (images below).

2.16. Two small stable blocks (see Figure 6 buildings No. 10 and 11) one of which adjoins, are located to the rear of the Granary outbuildings (images below).



2.17. On the eastern side of the main building complex, described above, there is a small detached structure once used as a piggery, constructed principally in stone and slate, with a number of openings (image below). See Figure 6 building No. 3.



2.18. On the north eastern side of the main complex are four adjoining, interlinking barns (images below). These buildings are of relatively modern construction and are considered distinctly unattractive. Apart from the roofs, these buildings are generally open to the elements and are constructed in a variety of materials, including sheet sheeting, steel stanchions, wood and blockwork. See figure 6 building No. 5.



2.19. Further modern sheds (See Figure 6 building No. 9) lie on the south east side of the building complex. These buildings are unattractive and are constructed in a combination of concrete blockwork, wood and corrugated material. Part of the shed roofs are missing. To the north of these sheds is a tipping area for farm waste



(images below).

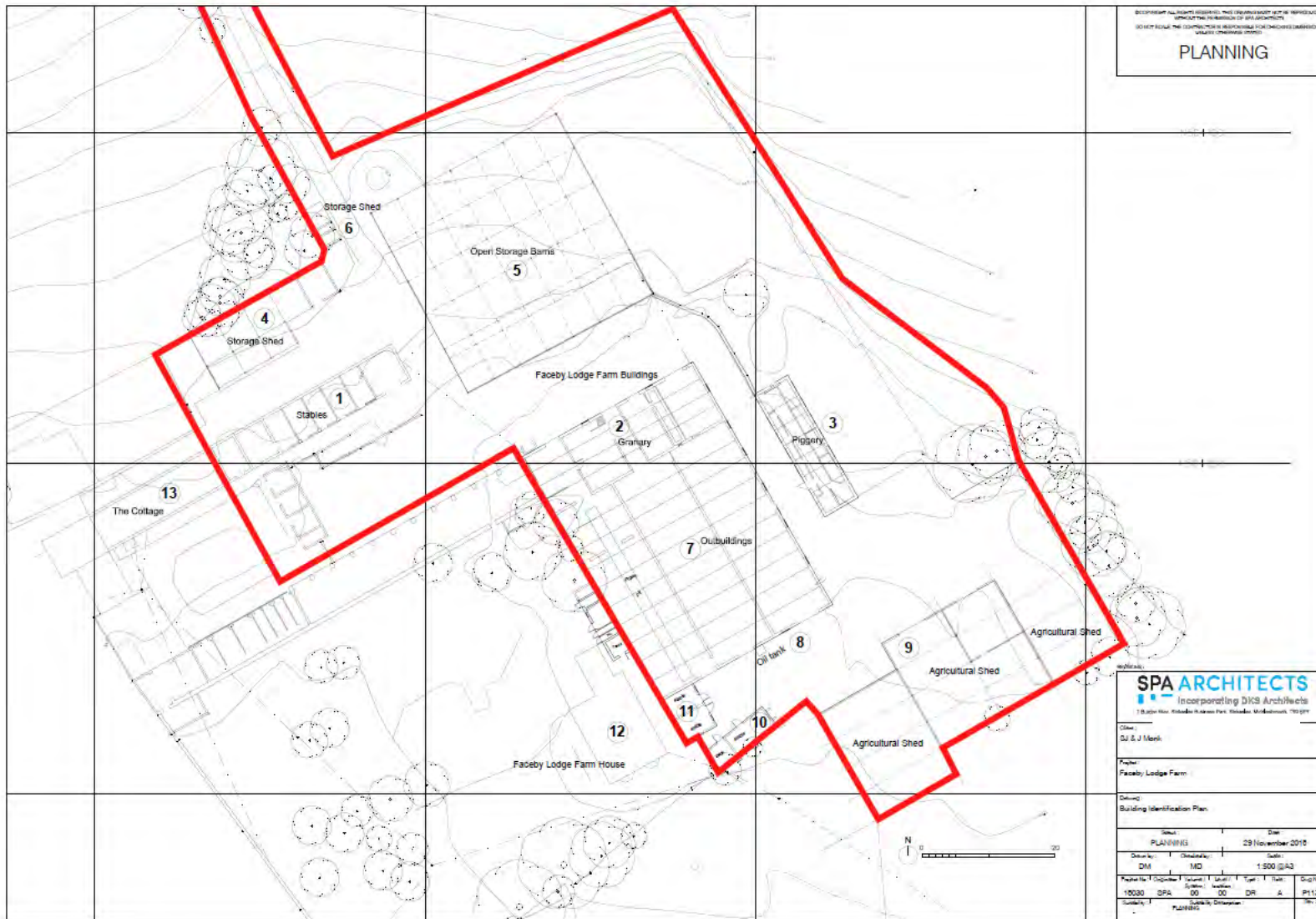


Figure 6: Existing building configuration identification plan



### 3. DEVELOPMENT RATIONALE

- 3.1. The existing farm buildings that comprise Faceby Lodge Farm are presently under threat of deterioration meaning that they are now substantially disused due to lack of use as a result of changes in standard farming practices.
- 3.2. The applicant wishes to make use of these buildings in order to preserve the best of them for the future and to put them to profitable, productive use. Since there are no known sources of external grants or public funding available, private investment is the only practical option if the building complex is to be preserved in the longer term.
- 3.3. The submission comprises a formal planning application for change of use and conversion. There is relatively limited and selective demolition other than removal of redundant steel framed storage sheds including other relatively recent, modern style extensions. Buildings considered worthy of retention and conversion to the intended use will be preserved to facilitate the proposed new use with limited impact on their scale and form.
- 3.4. The main buildings are considered worthy of conversion from both a structural and aesthetic perspective. The over-riding objective of the proposal is to achieve a high-quality restoration of these buildings for holiday use, to be achieved in a manner which may be undertaken with modest and limited intervention to improve their appearance.
- 3.5. If approved, the proposal will ensure that the traditional buildings will continue to exist and continue to contribute towards the local landscape and its character and thereby safeguard the local heritage of this part of the National Park well into the future.

## 4. DEVELOPMENT PROPOSALS

- 4.1. The submission comprises a formal planning application for change of use and conversion of the existing traditional farm buildings, including the detached single storey stables and part single/part two storey granary buildings and adjacent piggery.
- 4.2. Selective demolition will precipitate the removal of redundant unattractive steel framed storage sheds and more recent, modern style extensions whilst retaining those buildings considered worthy of retention and conversion to the intended use.

### SITE HIGHWAY ACCESS

- 4.3. The existing access arrangements serving Faceby Lodge Farm were described in section 2 above.
- 4.4. Given the location of the access in a rural location on to a strategic road, it is important that the appropriate level of visibility is provided for the point of access on to the main road.
- 4.5. Based upon the analysis undertaken, it was concluded that the appropriate visibility standard should therefore be 2.4m x 215m which we understand has been accepted by North Yorkshire County Council, the Highway Authority.
- 4.6. It is proposed to use the existing access arrangements on the A172, upgraded as necessary and illustrated by Drawing Number 3517-SK001-01C provided by Fore Consulting submitted with the application.
- 4.7. The key features of the proposed improvements are detailed as follows:
  - Provide kerbed radii of 10.0m, to the benefit of both users of the proposed development and the existing layby;
  - Resurfacing would be provided along the access road, over a distance to be agreed with the local highway authority; and
  - Ensure that the appropriate level of maintenance is undertaken to ensure vegetation growth does not impact on the visibility splays within the adopted highway.
- 4.8. An opportunity exists to close the northern access into the existing layby, thus reducing the overall number of access points on to the A172. This would require a

turning facility to be provided at the northern end of the layby, utilising land under the control of the applicant.

- 4.9. It is proposed that the applicant will enter into an agreement with the Local Highway Authority, under Section 278 of the Highways Act 1980, in order to deliver the works to the existing highway.
- 4.10. Further details are provided in the Technical Note prepared by Fore Consulting on proposed access arrangements which accompanies the application.

### HIGHWAY ACCESS TRACK

- 4.11. The existing access track linking the building complex with the A172 is described in Section 2 above and shown by Drawing No. P100 (Location Plan) at Figure 3.
- 4.12. Given the length of the access road, and the relatively narrow width of the track, the local highway authority has requested that passing places should be provided.
- 4.13. SPA Architects drawing No. P110 at Figure 7 below shows the provision of three new passing places which, along with the existing availability of the existing access to Faceby Lodge Cottages, provides the opportunity for vehicles to pass at four locations. All passing places will be intervisible.
- 4.14. In proximity to the building complex, the proposed access road divides to provide ingress and egress to the parking areas and the eastern side of the building complex. In addition, a spur continues straight on, south-eastwards into the middle of the complex, dividing to serve the other units much as it does at present (see SPA Drawing P104 at Figure 8).







Figure 9: Sketch Master Plan

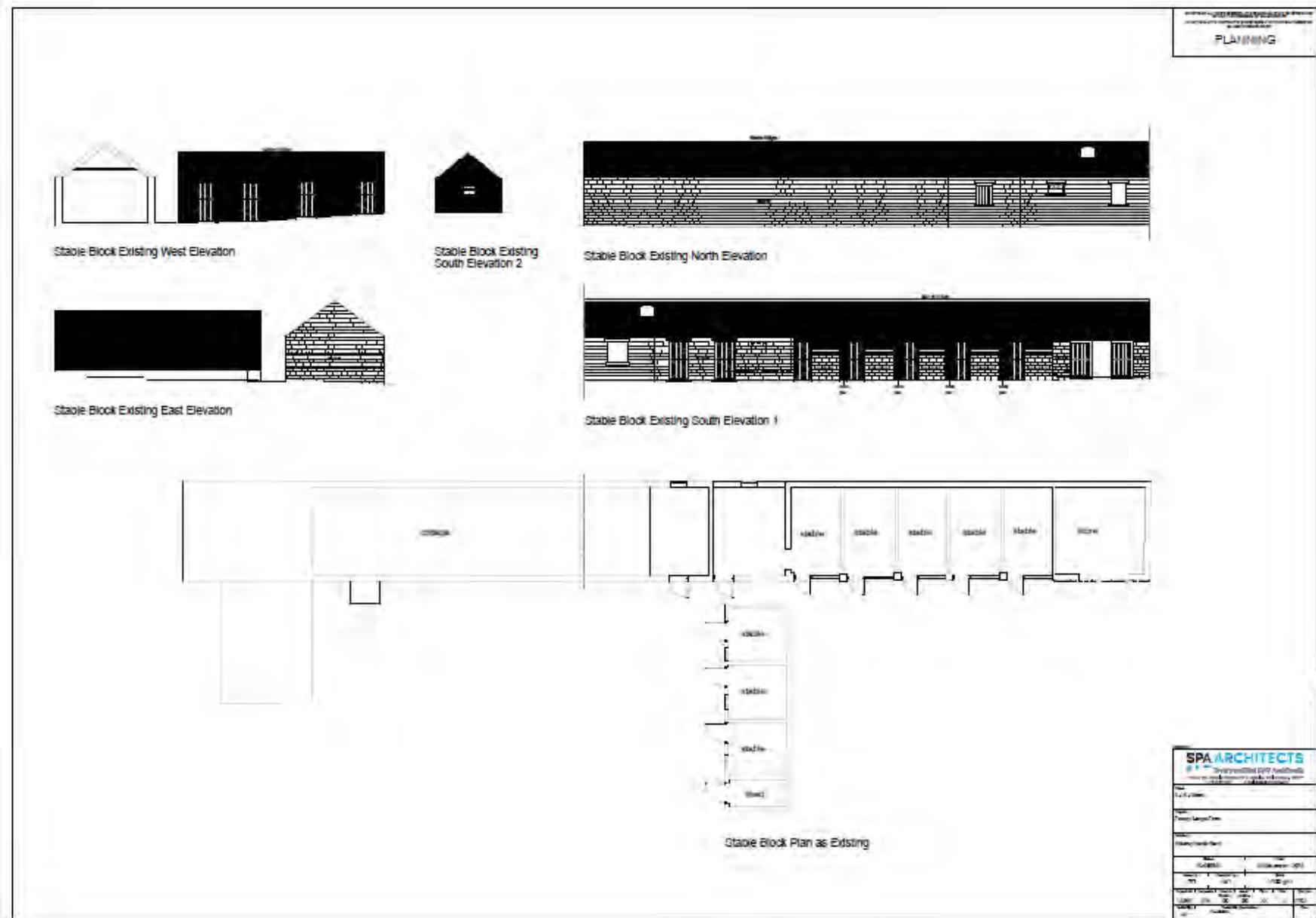


Figure 10: Stable block: Existing Plans and Elevations







Figure 12: Granary building: Existing Elevations 1 of 2.

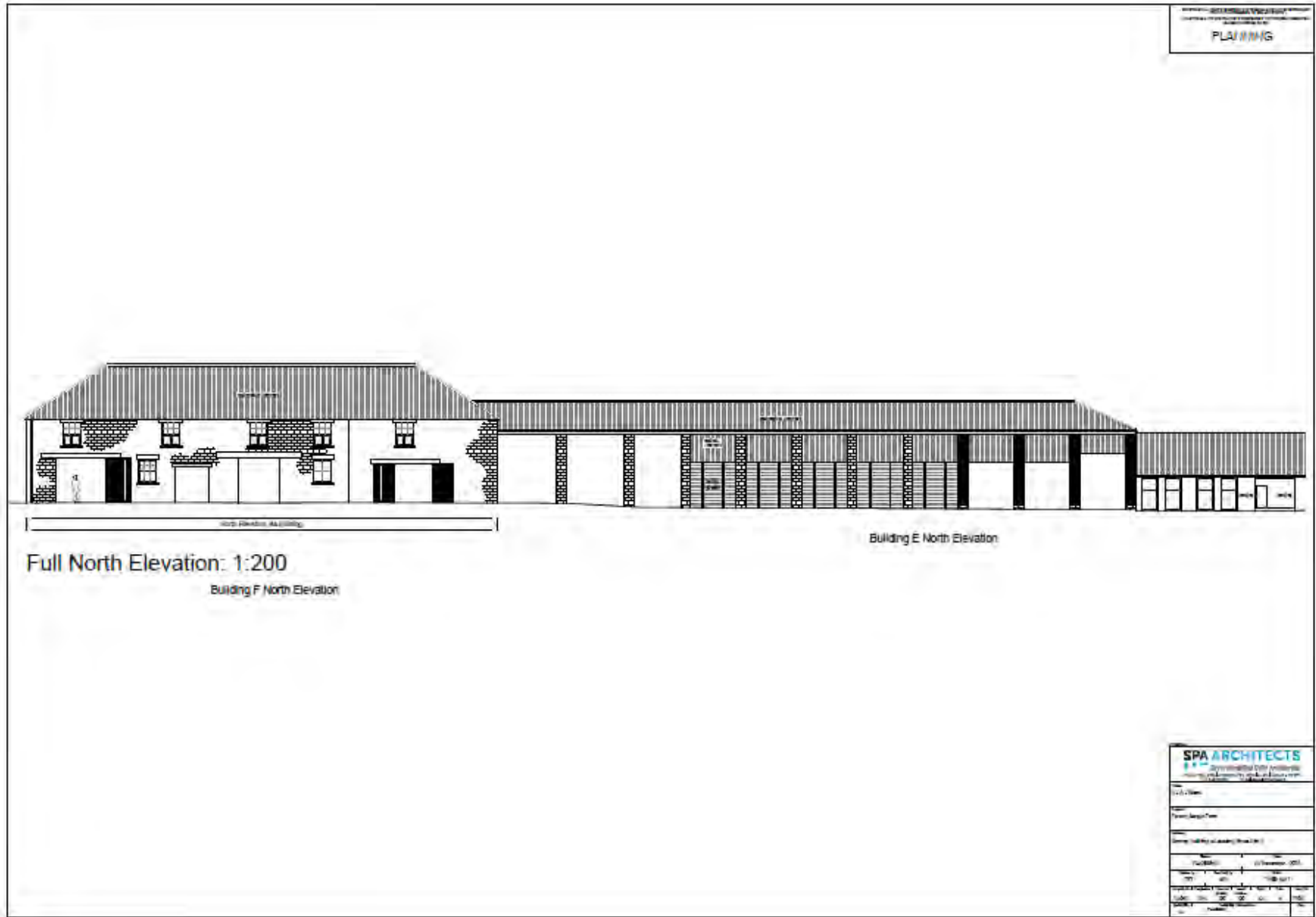


Figure 13: Granary building: Existing Elevations 2 of 2.



Figure 14: Granary building: Proposed Elevations 1 of 2



Figure 15: Granary building: Proposed Elevations 2 of 2

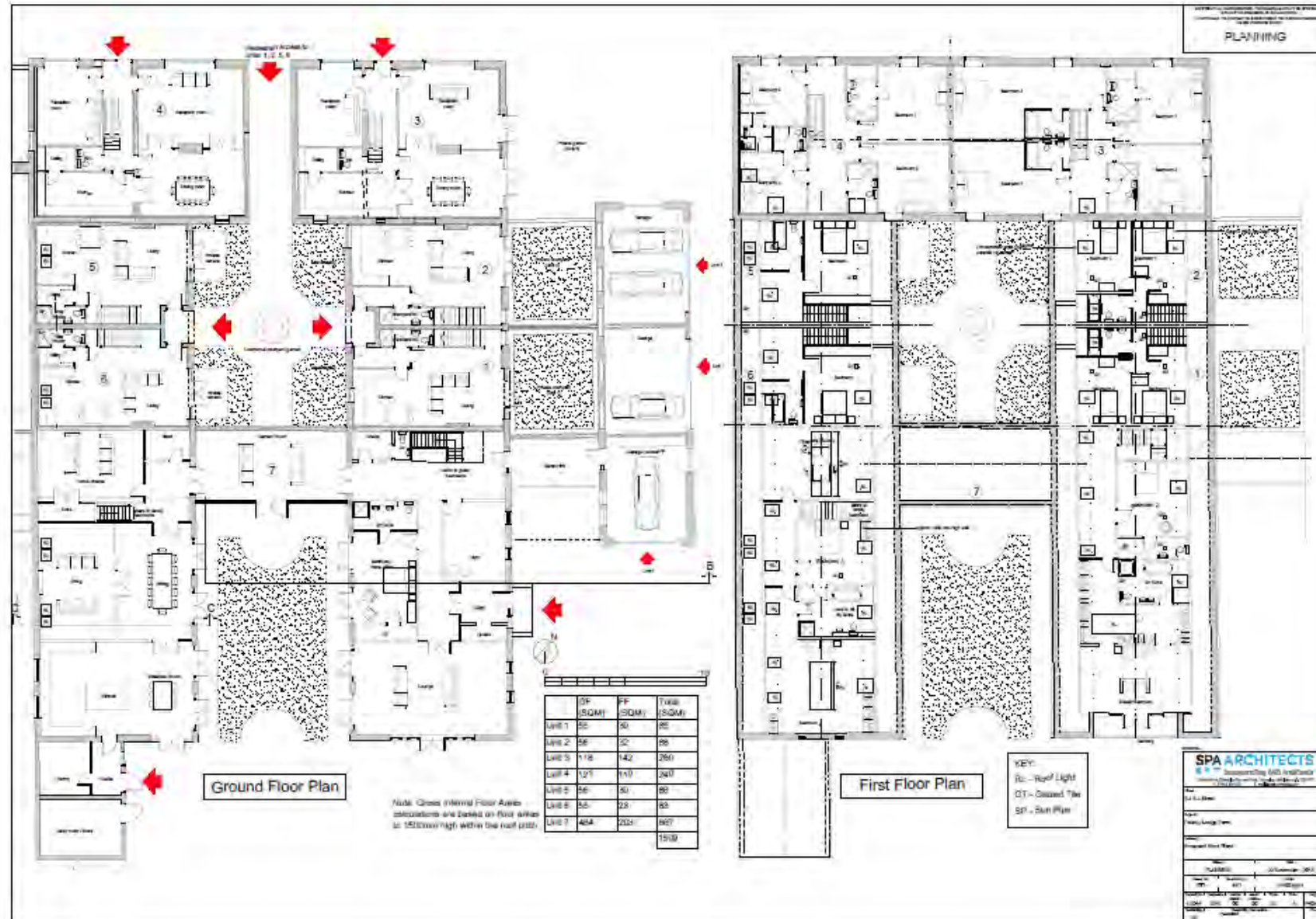


Figure 16: Granary building: Proposed Floor Plans





Aerial View from North West



Aerial View from North East



Aerial View from South East



Aerial View from South West



3D Sketch Model Views

Figure 18: Proposed 3D Model Views

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 P115 - sheet 1 of 2  
 December 2018

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Aerial View from Highway

Main Road A172



The Former Granary



The Former Piggery



The Former Stables



3D Sketch Model Views

Figure 19: Proposed 3D Model Views

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December 2018

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## BUILDING CONVERSION – DEMOLITION PROPOSALS

- 4.15. The overall objective is to safeguard and improve the key buildings, thereby making significant improvements to the appearance of the site. Demolition proposals are selective and focus on the buildings which are in poorest condition and least attractive.
- 4.16. On the northern side of the stables are small storage sheds (See Figure 6 building Nos. 4 and 6). These are to be demolished to create a screened parking area.
- 4.17. On the north eastern side of the complex are four adjoining, interlinking barns (see figure 6 building No. 5). Demolition of these buildings will improve the overall appearance of the site.
- 4.18. The central part of the former Granary outbuilding is also proposed for demolition (see figure 6, building 7) to facilitate the proposed conversion of this building. The adjacent oil tank (see Figure 6 building No. 8), which is perched on a plinth of concrete blocks, is similarly proposed for removal.
- 4.19. On the south east side of the building complex are some unattractive redundant sheds fronted by some other relatively modern buildings, which have already fallen down. These buildings are proposed for demolition without replacement (see Figure 6 building No. 9). Also, to the south of the main buildings is a small brick stable block and tack room which is proposed for demolition (see Figure 6 building No. 10).

## PARKING PROPOSALS

- 4.20. Residential and visitor parking is proposed in three separate areas as shown by Drawing No. P104 rev C and drawing No. P112 We have taken on board the advice of Officers to minimise the impact of the proposed parking areas through the choice of location on the site and the use of appropriate screening.
- 4.21. The first area is an open communal parking area which accommodates seven spaces in total. This is within the area presently occupied by small storage buildings described above (see Figure 6, building Nos. 4 and 6).
- 4.22. The second communal parking area has space for 10 vehicles and with space for storage and refuse collection, is proposed on the eastern side of the complex (for location see Figure 6 building No. 5). This involves the demolition of existing semi-

derelict storage barns to create space for 10no. parking bays, screened with a timber pergola structure which will be planted with climbing plants.

- 4.23. The third parking area (comprising 5 No. spaces) will be accommodated following the adaptation of the existing piggery building to create garage space for Unit 3 (2 cars) and Unit 7 (3 cars) - see Figure 6 building No. 3 and Figure 8. Both of these units have additional space for visitor parking.

#### BUILDING CONVERSION – STABLES

- 4.24. The existing single storey stables are illustrated by SPA Architects drawing P103 and the location is shown on Figure 6 building No.1. They are located on the north western side of the building complex adjacent to an existing adjoining cottage (Faceby Farm Cottage). Presently, the stables comprise a number of interlinked units, with associated storage. There are two elements to the existing stables with very slight separation. They effectively form one operational unit in terms of their historic use.

- 4.25. Drawing P106 shows proposals for adaptation of the stables to form three No. holiday units with minimal alterations to their appearance. The Design Evaluation described in section 5 below sets out the design philosophy for these buildings.

#### BUILDING CONVERSION – GRANARY

- 4.26. There are two parts to these buildings as described in section 2, which are proposed to be adapted to create seven units in total, with only minimal alterations to the built fabric.

- 4.27. The two units to the north within the former Granary building are two-stories in height, **whilst the remaining units are 1.5 storeys with 'room in the roof'**. The units in the Stables Building are all single storey.

- 4.28. It is proposed to use the opening in the two storey north elevation of the existing Granary building to allow access to the centre of the proposed development where a courtyard garden amenity space is proposed enclosed on four sides to enhance the setting for the development and provide an attractive facility for its occupants.

- 4.29. On the eastern side of these buildings, are two enclosed private gardens for units 1 and 2 **bounded by the adjacent former Piggery, and a 'link building' for unit 7** which forms a solid boundary to the north courtyard and a glazed private garden room to the south courtyard.

4.30. Proposed plans and elevations are illustrated by Figures 14, 15 and 16 (Drawing Nos. P105; P107 and P108).

#### ARCHITECTURAL DRAWINGS

4.31 A suite of drawings has been submitted with the application which may be referred to for detailed information. Refer to item 1.2 for drawing list.

## 5. DESIGN EVALUATION

- 5.1. North York Moors National Park Authority has expressed an opinion at the various pre-application meetings held with Officers that it would support the principle of investment in the buildings in order to safeguard their ongoing positive contribution to the local landscape.
- 5.2. The existing farm buildings are considered worthy of conversion from both a structural and aesthetic perspective but are presently under threat of deterioration due to their limited use at present due to changes in standard farming practices. Since there are no known sources of external grants or public funding available, private investment is the only practical option if the building complex is to be preserved for the longer term.
- 5.3. The over-riding objective of the proposal is to achieve a high-quality restoration of the buildings for holiday use, to be achieved in a manner which may be undertaken with only limited intervention to adapt their appearance to the proposed new use.
- 5.4. With selective removal of redundant sheds, the inherent and traditional form of the stables, piggery and granary buildings can be retained, with units in the granary arranged around an attractive central inner courtyard.
- 5.5. If approved, the proposal would continue to contribute towards the local landscape, the character of the National Park and its rural heritage.

## 6. DESIGN PRINCIPLES

6.1. Following discussions with Officers of the National Park Authority over the last few years and our initial design work on a previous proposal for residential conversion, the key design principles in the development proposal may be summarised as follows:

### ELEVATIONAL APPROACH

6.2 The design philosophy has sought to retain the simple, agricultural feel of the site rather than to introduce new non-conforming or domesticated/urban styles of building.

6.3 To inform our approach, we undertook a photographic study of the existing buildings with a view to retaining the character of the existing elevations. This has included the style of doors and windows and the incorporation of brick detailing features. Existing eaves heights and ridge heights are also to be safeguarded.

6.4 The indicative approach is shown by Figure 20 below.



Figure 20: Indicative Elevational Approach

## REDUCED FORMAT FIRST FLOOR

- 6.5 In order to minimise the number of projections above the roof, our proposals have been to **design the first floor as 'a room within a roof' arrangement utilising** a combination of low-profile conservation style roof lights, ridge glazing and other areas of in-line glazing compatible with the general style of local agricultural buildings.
- 6.6 The objective is to provide daylight to the first-floor habitable rooms, incorporating some double height mezzanine spaces, but retaining the overall appearance of an unbroken landscape. Various forms of Dormer windows for example were considered, but not included for this reason.

## USE OF EXISTING OPENINGS

- 6.7 In view of the distance from the A172, the elevational detail is not clearly visible from the highway or any other public vantage point. Nevertheless, whilst recognising the need to provide adequate levels of daylight to the units, existing openings are to be utilised wherever practicably possible.
- 6.8 This approach proposes to re-use those openings that have been blocked up in the past, whilst recognising that new openings are kept to a minimum. Where necessary, the small number of new openings will be designed in proportion to typical agricultural openings and where possible, these have been included in less visible locations.

## BUILDING CONSTRUCTION MATERIALS

- 6.9 With reference to the materials to be used in the build, we have selected the same or else a closely comparable palette of materials to the existing. This palette, comprising stone, brick, timber and slate will reinforce the retention of the simple agricultural style of building that presently exists.

## EXTERNAL MATERIALS

- 6.10 Existing brick and stone walls will be repaired/re-pointed as necessary using a matching mortar mix and any new sections will be constructed in the same style.
- 6.11 The existing slates on the stables, piggery and various outbuildings will be salvaged for re-use in the build and the old industrial profiled sheeting on the granary roof will be replaced with reclaimed slates to match.

## SUSTAINABILITY/RENEWABLE ENERGY

- 6.12 Our design incorporates a SUDS drainage system for the management of surface water. This is set out in our Drainage Philosophy Statement.
- 6.13 In order to address the requirements of local planning policy, we have undertaken an analysis of various appropriate renewable energy systems and the client is currently assessing the most appropriate system to incorporate within the proposals. We would envisage that this would be a condition of planning consent and we would be happy to discuss details further. For further information, please see the separate Low/Zero Carbon technologies report.

## LANDSCAPING

- 6.14 A high quality landscape scheme will be an integral part of the scheme and will include the semi-enclosed courtyard area. This is set out in the landscape masterplan drawing at Figure 9 and referred to in the accompanying Landscape Report.
- 6.15 The scheme addresses both hard and soft landscaping and includes amenity planting to benefit future visitors to the development, and boundary planting and screen planting to provide site context and enclosure
- 6.16 All service areas will be suitably screened with planting. It is envisaged that the cycle store and refuse collection point will be form an integral part of the timber pergola structure screening the central communal parking area, located to the western end where it will be easily accessible from the access road and enclosed using timber Yorkshire boarded cladding

## Entrance Visibility

- 6.17 Suffice to say that visibility distances at the site entrance will be 2.4 metres x 215 metres, which has been accepted, in principle, by NYCC, the Highway Authority.
- 6.18 Therefore, it is proposed that the road will be resurfaced at the site entrance and improved 10 metre curb radii will be constructed and a small amount of material will be removed to facilitate the aforementioned visibility requirement.

6.19 The highway works will be subject to a Section 38 Agreement with the Highway Authority.

### PASSING PLACES

6.20 The access track leading from the A172 to the building complex measures around 500 metres. It is straight and has good visibility. However, since the Highway Authority requires passing places, we have provided 4 in total. Providing the opportunity for vehicles to pass at regularly spaced intervals along its length.

6.21 All passing places are intervisible and given the limited number of vehicles that will use the track, this is considered sufficient to serve the proposed development.

### VEHICLE PARKING

5.15 A total of 22 dedicated vehicle parking spaces has been provided to comply with current Highways recommendations. These spaces will accommodate both guests and visitors, with 17no. communal spaces and 5no. garaged spaces. See also items 4.20 – 4.23



## 7. CONCLUSION

7.1 In this statement, we have addressed the key design principles to be employed in the scheme. These principles will achieve a high-quality holiday development which is discrete, and which will harmonise within the local landscape of this part of the National Park. It will also safeguard the future of these buildings in the longer term.

7.2 In addition, the proposed development is compatible in nature, scale and the level of activity with the adjacent buildings. There will be no adverse impacts upon neighbouring occupiers due to separation distances the holiday use should improve levels of amenity compared with the gradual decline of the existing buildings associated with limited agricultural use.

7.3 The development retains the functional form and traditional character of the existing buildings and the character of the buildings in the wider setting.



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# FACEBY LODGE FARM

Heritage Asset Statement to support planning application for change of use from agricultural buildings into ten no. (10) holiday units

**4<sup>th</sup> DECEMBER 2018**

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NYMNP

20/12/2018



Planning | Regeneration  
Green Infrastructure

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