

**DUCHY OF LANCASTER
YORKSHIRE SURVEY
CLOUGHTON ESTATE**

**Supporting Planning Statement
For
A New Farm Steading at Cloughton Fields**

Report prepared by

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Planning Statement in support of the application for the relocation of Town Farm Steading to Cloughton Fields

0.0 Introduction

- 0.1 This planning statement supports the planning application submitted by the Duchy of Lancaster for the relocation of Town Farm from the centre of Cloughton village to Cloughton Fields. This statement should be read in conjunction with the supporting documents that accompany this application.
- 0.2 The Duchy of Lancaster has appointed Smiths Gore to project manage this application. A design team has been created to carry out the necessary surveys/reports as follows: -
- Landscape Design and Visual Assessment prepared by SBA;
 - An Ecological Survey was completed by John Drewett;
 - Smiths Gore was appointed to prepare an Agricultural Appraisal;
 - Structural Surveys were also completed by Smiths Gore; and
 - Smiths Gore Architecture and Building Surveying (ABS) team has designed the scheme and prepared the Design and Access Statement.
- 0.3 The proposed scheme includes the conversion of an existing farm building into a dwelling together with the erection of a number of agricultural buildings designed to satisfy the need for modern farming. Details of the development proposal are set out within the following sections of this supporting statement.

1.0 Background

- 1.1 Cloughton village lies within the administrative district of Scarborough Borough Council. The village is situated approximately 4 miles (6.4 km) north of Scarborough town centre. Town Farm is centrally located in the village.
- 1.2 It is proposed to relocate the current steading (Town Farm) away from the centre of the village to a site at Cloughton Fields, which lies to the east of the village and within the North York Moors National Park. The proposed site for the new farm also lies within the North Yorkshire and Cleveland Heritage Coast.
- 1.3 The Cloughton Fields site contains a range of traditional farm buildings which are thought to date from the mid 1800's. There have been various buildings constructed in this location and large mounds of loose stone scattered in particular to the south east side of the site are evidence that the original layout was larger. A small detached stone building lies to the north east side of the site but the location plan (item 2.3 of Section 2 of the Application Contents) shows the main grouping of the farm buildings.

- 1.4 Town and Beck Farm is tenanted by Mr and Mrs Green. This tenancy has been in the Green family since 1946, when it was granted to Mr Green's father who moved to Town Farm in 1968. At that time, Cloughton Fields was separately let. In the early 1970s, Cloughton Fields and Town Farm were amalgamated and the farmhouse at Cloughton Fields was rented out privately. By the mid 1970s, the stone of the farmhouse was sold and the remaining buildings subsequently demolished. The agricultural buildings were unsuitable for modern agriculture and became redundant.
- 1.5 The principal reason for relocation of Town Farm is that the business has grown considerably over the last 10-15 years. During this period of growth the farm has effectively quadrupled in size to its current area of just under 1200 acres (485 ha). The farm produces arable crops with 373 hectares under cultivation for wheat, barley and oilseed rape. Between 150 and 200 store cattle are fattened on the farm annually, the exact number being governed by market conditions and prices at the time. Further detail on the existing agricultural business is contained within the Agricultural Appraisal which accompanies this application.
- 1.6 It is now considered that the business has increased to a size that provides a viable and economic level, which will support the current tenants and their son if he wishes to farm here. However, the buildings at Town Farm, because of their location, age and structure have become increasingly less suitable for large scale farming.
- 1.7 In addition, the existing location of Town Farm within the village centre presents problems of disturbance with adjoining residential properties and regular access issues such as large, heavy agricultural machinery moving onto the Cloughton High Street (A171).

2.0 Planning History

- 2.1 The proposal to relocate Town Farm was first raised in detail with the National Park Authority in March 2005, but there have been ongoing discussions about a possible move for the last 15 to 20 years.
- 2.2 Pre-application discussions with the planners at the local authority have been constructive and have taken the form of a scoping exercise with Val Dilcock on 19th November 2009, and a detailed review meeting with Mark Hill on 6th January 2010.

3.0 The Development Proposal

- 3.1 The Duchy of Lancaster recognises the constraints of the existing location of Town Farm within the heart of the village. It is considered that by relocating the steading to Cloughton Fields it will assist in alleviating the traffic and noise pressures that the village is currently facing from the agricultural business. Clearly the buildings at Town Farm are not ideal for cattle and access to the site is poor.
- 3.2 The current farm steading lacks grain storage facilities making it an unsuitable space for modern farming. Efforts have been made by the Duchy

of Lancaster as landlords and Green Farming Ltd as tenants to reorganise and modernise the business with a new grain store, which is located on the coastal road south of Burniston. The 2000 tonne grain store was completed late 2009, and is central to the holding with good access onto the adjoining public highway. The location of the new grain store also means that fewer buildings will be necessary on the Cloughton Fields site.

- 3.3 The new site has been chosen for relocation of the farm as it is close to existing operations; there are existing traditional agricultural buildings at the site and an existing access.
- 3.4 It is considered that the Cloughton Fields site would satisfy modern agricultural needs without having an adverse impact on the existing village. New fixed equipment would ensure that the farm is geared to meet the rigorous demands of modern agriculture well into the future. This would include for the provision of a new complex of farm buildings to allow for the needs of modern agriculture.
- 3.5 It is proposed all of the existing buildings at Cloughton Fields are to be retained and converted to form a new farmhouse and farm office. Extension of the existing buildings has been kept to a minimum. In addition a complete set of new buildings are proposed be constructed to the west of the existing buildings. The number of buildings and their design is detailed in the Design and Access Statement, which is to be read in conjunction with this Planning Supporting Statement.
- 3.6 The relocation of Town Farm is an integral part of the Duchy's overall plans for the village of Cloughton. These proposals are currently being discussed with Scarborough Borough Council and the local community.
- 3.7 The planning policy context against which this application will be assessed is set out in the following paragraphs.

4.0 National Planning Policy Guidance

- 4.1 Nationally, the Government is focused on the concept of 'sustainable development' which aims to deliver strong, vibrant and sustainable communities and promote community cohesion in both urban and rural areas. Sustainable development is the core principle underlying the current planning system. Planning Policy Statement 1 (Delivering Sustainable Development) sets out the overarching planning policies on the delivery of sustainable development through the planning system.
- 4.2 Further national planning policy guidance relating to this proposal includes: -
 - Planning Policy Statement 7 (PPS7) Sustainable Development in Rural Areas;
 - Planning Policy Guidance 20 (PPG20) Coastal Planning; and
 - Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation.

Planning Policy Statement 7 (PPS7)

- 4.3 National guidance for rural areas is set out in Planning Policy Statement 7 (2004). One of the principal objectives in this PPS is to:

"promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economic diversity; is itself competitive and profitable; and provides high quality products that the public wants."

- 4.5 This proposal complies with the above objective as the relocation of the farm steading will enable Town Farm to develop and continue to thrive, whilst at the same time minimising impact on the environment.

- 4.6 In addition to the above objective, paragraph 14 of PPS7 states that:

"Whilst much of the land use activity in the countryside is outside the scope of the planning system, planning has an important role in supporting and facilitating development and land uses which enable those who earn a living from, and help to maintain and manage the countryside, to continue to do so".

- 4.7 The relocation of Town Farm to Cloughton Fields is essential to help maintain the prosperity of the farm, and to continue to support those who make a living from agriculture. Paragraph 16 of PPS7 requires that when determining planning applications for development in the countryside, local planning authorities should:-

"Support development that delivers diverse and sustainable farming enterprises"

- 4.9 Paragraph 27 of PPS7 states that the Government recognises the important and varied roles of agriculture, including in the maintenance and management of the countryside and most of our valued landscapes. Planning policies in RSS and LDDs should recognise these roles and support development proposals that will enable farming and farmers to:

- (i) become more competitive, sustainable and environmentally friendly;
- (ii) adapt to new and changing markets;
- (iii) comply with changing legislation and associated guidance;
- (iv) diversify into new agricultural opportunities (e.g. renewable energy crops); or
- (v) broaden their operations to 'add value' to their primary produce.

- 4.10 This proposal complies with the criteria listed above. Further reference to PPS7 is made in paragraph 7.2 of this statement in terms of the agricultural

justification for this proposal with particular reference to the functional and financial tests set out in Annex A.

Planning Policy Guidance 20 (PPG20)

- 4.11 National planning policy guidance for coastal areas is set out in PPG20 – Coastal Planning (1992). One of the main objectives of Heritage Coasts, is

“to take account of the needs of agriculture, forestry and fishing, and the economic and social needs of the small communities on these coasts, through promoting sustainable forms of social and economic development...”

- 4.12 National guidance supports the importance of the farming industry. It is considered that the proposal will have a positive impact in this location by bringing redundant buildings back into use and incorporating new landscaping proposals and creating new habitats. We have written to the Heritage Coast Officer (John Beech) with briefing details about the application. To date no response has been received.

Planning Policy Statement 9 (PPS9)

- 4.13 PPS9 – ‘Biodiversity and Geological Conservation’ (2005), sets out planning policies on protection of biodiversity and geological conservation through the planning system. It sets out the Government’s vision for conserving and enhancing biological diversity with an objective stated in the introduction to:

“Promote sustainable development by ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development, so that policies and decisions about the development and use of land integrate biodiversity and geological diversity with other considerations”

- 4.14 This application is supported by an Ecological Survey Report which confirms that the proposed development would not have a negative impact on biodiversity. A summary of the findings of the report is set out on page 12 of this document.

Planning Policy Guidance 16 (PPG16)

- 4.16 PPG16 Archaeology and Planning (1990) advises that archaeological remains should be seen as finite and non-renewable resources. Therefore any remains/ruins should be protected and preserved for future generations.
- 4.17 Contact has been made with Graham Lee, Senior Archaeological Conservation officer in relation to this proposal. The records show that there are not many records for this area beyond the site of a limekiln to the east south east of the former steading, together with a Second World War anti-aircraft position nearby.

5.0 Regional Spatial Strategy (RSS)

- 5.1 The Yorkshire and Humber Regional Spatial Strategy (May 2008) sets out the regional planning policy framework for the Yorkshire and the Humber. The overall spatial vision and core approach of the Yorkshire and Humber RSS is for:

“the next 15-20 years there will be more sustainable patterns and forms of development, investment and activity, and a greater emphasis on matching needs with opportunities and managing the environment as a key resource”.

- 5.3 The site is identified in the Yorkshire and Humber RSS as being within the ‘Coast Sub Area’ which comprises most of the Scarborough District. Paragraph 8.5 states that the pattern of settlements and local economy along the coast and its hinterland has been historically determined by the development and changing fortunes of fishing, agriculture, tourism and manufacturing. These sectors are continuing to change.

- 5.4 Policy C1 sets out the planning policy framework for this area. The Policy refers to the need to,

“Respond to peripherality by developing tourism, local services and businesses which utilise but do not compromise environmental, landscape and heritage assets.”

- 5.5 Policy E7 relates to the rural economy which seeks to support diversification and strengthening of the regions rural economy in a sustainable way. In particular, the policy gives priority to the re-use of existing buildings.

6.0 Local Planning Policy Context

- 6.1 Since Cloughton Fields, is situated within the administrative boundary of North York Moors National Park (NYMNP), this section of the statement sets out the relevant policies of NYMNP.

North York Moors National Park Local Development Framework

- 6.2 The Local Development Framework consists of a number of different documents to guide future development whilst ensuring that the National Park’s special qualities are conserved and enhanced. The Core Strategy and Development Policies document is the key part of the new North York Moors Local Development Framework. It sets out a spatial vision for the future of the National Park, Core Policies setting a strategic framework for the scale and location of all types of new development and more detailed Development Policies against which individual proposals will be assessed. It was adopted by the Authority in November 2008 and supersedes all the policies contained in the North York Moors Local Plan (2003).

North York Moors National Park – Core Strategy and Development Policies

- 6.3 The Core Strategy and Development Policies document sets out the relevant policies to assess this proposal. All policies relevant to this proposal are set out in Appendix A.
- 6.4 Paragraph 2.8 of the Core Strategy states that agriculture, ancillary employment, tourism and local services make up 70% of local employment. Additionally, the document states that farming is a significant influence on the character and appearance of the landscape and the economy of the Park. Paragraph 3.7 of the NYMNP Core Strategy identifies the importance of a co-ordinated approach with the constituent authorities. A consistent approach is: -

“Policies that seek to provide support for, and enable diversification of, the rural economy at a scale commensurate with the locality in question.”

- 6.6 Supporting the rural economy is an important aspect of the National Park and it is accepted that more traditional forms of farm development such as new agricultural buildings will be required.

North York Moors National Park Core Strategy Policies

- 6.7 Core Policy A (See Appendix A) relates to delivering sustainable development in the National Park, which seeks to encourage a more sustainable future for the Park and its communities, whilst conserving and enhancing the Park's special qualities.
- 6.8 Core Strategy Policy C relates to the rural economy. The policy states that the rural economy will be strengthened and supported by providing local communities with a range of opportunities for entrepreneurship, education and training. One of these areas includes 'supporting the agricultural sector and opportunities for diversification'.
- 6.9 The Government is committed to reducing the impacts of climate change. Greenhouse gas emissions are a key contributor to this and therefore national targets have been set to reduce this. The requirement to generate energy on-site from renewable resources to displace at least 10% of predicted CO₂ emissions has been addressed in the proposed development.
- 6.10 In accordance with Core Policy D (relating to Climate Change), this proposal aims to contribute to a reduction in carbon emissions. At the time of submission of this application, NYMNP are consulting on a Draft Renewable Energy Supplementary Planning Document (SPD). One of the key issues highlighted is the requirement for the sustainable use of energy. Further details of how this has been achieved in this proposal are set out in the accompanying Design and Access Statement.
- 6.11 Paragraph 8.12 of the Core Strategy supports development proposals that will enable farm businesses to become more competitive, comply with changing

legislation and associated guidance, diversify into new agricultural opportunities and to adapt to changing markets.

- 6.12 The Core Strategy requires that applicants will need to demonstrate that very special circumstances exist for proposals for new buildings in isolated locations in the open countryside. These circumstances may arise from requirements to comply with changing legislation or for example the siting of slurry stores, which through planning regulations must be sited away from certain farm buildings. Where proposals are in more isolated locations a landscaping scheme, which reduces the impact of the proposal on the wider landscape will be required. Potential impacts upon the natural environment will also need to be addressed. This has been addressed in the following paragraphs and in the Design and Access Statement accompanying this application.

North York Moors National Park Management Plan Review (2004)

- 6.13 The National Park Management Plan was revised in 2004 and provided the overarching strategy for the future of the Park set out in a number of objectives. Planning and Sustainable Development Objective 1 is as follows: -

“To ensure that development accords with National Park purposes and respects the special qualities of the National Park; incorporates the principles of sustainability; and promotes the development of sustainable communities, through fostering the economic and social well-being of local communities”

- 6.14 In addition the Management Plan Review refers to the key role that farming and farming communities have had in providing the ‘sense of place’ that shapes the area. Eight objectives are set out which are attached in Appendix B.

7.0 Assessment of Planning Policies

- 7.1 The national, regional and local policy framework set out above clearly supports the principle of the proposed relocation of Town Farm. This section of the statement assesses the suitability of the proposed development at the site against the relevant issues. The main policy issues focus on the following: -

- a) Sustainability
- b) Agricultural Justification
- c) Landscape Design and Visual Assessment
- d) Biodiversity / Ecology
- e) Access
- f) Design and Layout

a) Sustainability

Sustainable development is an important element within the planning system in which sustainable and inclusive patterns of urban and rural development are facilitated and promoted.

The requirement for new development to comply with sustainability objectives is embodied in national planning policy. Sustainability principles also relate to accessibility, integration with existing communities and an overall contribution to the social, economic and environmental well-being of an area. The application site meets with all these objectives.

Core Policy A as referred to in paragraph 6.7 above (and set out in Appendix A) refers to sustainable development within the National Park. One of the criterion relates to:

“Conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas.”

The proposed site at Cloughton Fields is in a sustainable location close to the village of Cloughton in the centre of the agricultural holding. Traditional farm buildings currently exist on site as did a former farmhouse until the mid 1970s. The proposal requires further buildings to be erected to satisfy the needs of modern agriculture.

Traditional rural buildings make an important contribution to the quality and character of the landscape of the Park, and reflect different periods of activity and evolution of the area forming a significant part of the Park’s cultural heritage. This proposal sensitively utilises the existing buildings and respects the character of the North York Moors National Park. The objective set by the applicants was to design a high quality scheme which meets the needs of the modern requirements of farming, whilst at the same time having a minimal impact on the countryside and the Heritage Coast. The design details are set out in the accompanying Design and Access Statement.

b) Agricultural Justification

The Agricultural Appraisal which accompanies this application sets out the case for the relocation of the farmhouse which has been produced in accordance with Annex A of Planning Policy Statement 7 ‘Sustainable Development in Rural Areas’ (PPS7).

Paragraph 10 of PPS7 makes it clear that new development in the countryside require special justification for planning permission to be granted. One of the few circumstances in which development may be justified is when accommodation is essential to enable agricultural workers to live at, or in the immediate vicinity of, their place of work.

The whole farming business extends to 485 hectares. The business is essentially a combine cropping operation with a fattening cattle enterprise to utilise the permanent pasture. The re-establishment of a suckler cow herd will provide for better utilisation of the grassland on the holding once the

cattle enterprise as a whole has been moved to Cloughton Fields. The Agricultural Appraisal accompanying this planning application illustrates that there is a functional need for the agricultural operations which supports three full time workers during the year, and more at harvest.

PPS7 states that new permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A financial test is necessary for this purpose, and to provide evidence of the size of the dwelling which the unit can sustain. The Agricultural Justification demonstrates that this enterprise is economically viable.

It is essential that the agricultural buildings are supported by a dwelling house to ensure that both the health and welfare of the livestock are not compromised and also to provide important security and monitoring systems for the equipment and fuel.

The application proposes conversion of the existing traditional buildings at Cloughton Fields which will provide the living accommodation for Mr and Mrs Green. This will not only make use of the redundant buildings, it will provide sufficient living accommodation and also security for the area, particularly in the case of fire and a deterrent against intruders.

Based on the Agricultural Appraisal, it is essential that an agricultural dwelling is provided at the new site to allow the unit to function satisfactorily.

c) Landscape Design & Visual Assessment

One of the requirements of Development Policy 12 – Agriculture (see Appendix A) which relates to proposals for new agricultural buildings, states that such proposals require:

“A landscaping scheme which reduces the visual impact of the proposal on the wider landscape and is appropriate to the character of the locality is submitted as part of the proposal.”

A Visual Assessment and Impact Report accompany this application. The report demonstrates how the requirements of the local authority have been carefully considered when preparing this application.

As part of the landscape design and visual assessment, the proposals have been meticulously reviewed and consulted upon to ensure that maximum integration into the local landscape is achieved.

The planting of the extended tree shelter belt and hedgerows will screen the buildings. This additional planting should be viewed as an opportunity to increase the habitat potential of the site supporting national planning guidance set out in PPS9.

Landscape proposals which complement and increase the value of the landscape setting include:

- Improved and enlarged pond to increase biodiversity;
- Proposed owl and bat boxes during and after construction phase;

- Management of grassland and hedgerows to ensure nesting birds and other wildlife are safeguarded.

The proposed agricultural buildings have been designed to reduce the visual impact by use of appropriate naturally coloured materials, which blend into the existing landscape. Yorkshire Boarding, Olive Green vertical sheeting and dark (anthracite) grey roofing sheets are all proposed as part of the scheme. The photographs contained within the landscape report (see Section 5 of Application Contents) demonstrate this conformity.

To minimise the visual impact on the surrounding countryside, it is proposed that the complex of agricultural buildings will be lowered into the ground at its highest point in the south western corner. (See Drawing No: 1005263). The reduction of the building height on the landscape has enabled more effective tree planting and screening to the south and west of the site.

The proposed conversion of the existing farm buildings will ensure that a series of dilapidated buildings do not fall into disrepair. The visual impact of the conversion on the surrounding landscape will be minimal. In addition, the landscape proposals highlight the attention to detail in ensuring that the planting will be in strict accordance with the local landscape character.

d) Biodiversity/Ecology

Core Policy C relates to natural environment and biodiversity. The policy requires development proposals to:

“Maintain and, where appropriate, enhance conditions for priority habitats and species identified in the North York Moors Local Biodiversity Action Plan”

and:

“Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.”

An Ecological Survey accompanies this application. The survey was commissioned to establish:

- the presence of habitats and protected species on the site at Cloughton Fields Farm;
- the ecological significance of each available habitat;
- the impact of proposed development on habitats and protected species;
- the likelihood of particular buildings, structures, trees or other features to support bats or barn owls;
- opportunities for enhancement of habitat and provision for protected species that may be possible in any given area.

In summary, the results show that the barns provide ideal crevices for roosting bats, but only a few individual bats were recorded during the survey and no signs of a roost were located. Further work will be required in accordance with a method statement that incorporates mitigation and roost prevention measures.

A barn owl is resident in the main barn and there is the possibility of breeding. As such, temporary provision needs to be made for barn owls to continue to use the site during the works and permanent provision after the completion of the works. Mitigation measures are set out in the full report.

The hedgerows on site have been identified as being likely to support nesting birds during season. Removal of any hedgerows must be completed between September 1 and March 1.

No emergent or floating vegetation was visible in the pond at the time of survey. No signs of water vole were recorded and the habitat was considered unsuitable for great crested newt and otter. No signs of badger were found on the survey site.

e) Structure Only Survey

Development Policy 8 relates to the conversion of traditional unlisted buildings. This policy is set out in full in Appendix A. The policy requires that:

“The building is in a structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineer’s report.”

A Structure Only Survey forms part of this application. In summary, it is considered that this proposal would assist the integrity and future life of this range of important agricultural buildings, which are common to the landscape of North Yorkshire. These buildings are considered to be a good example and can be retained and brought back into use without significant re-build or removal of the present footprint which the buildings occupy. The agricultural buildings occupy a landmark location and it is considered that their refurbishment would improve the visual impact.

f) Access

Access to the site is via the A171 from Cloughton and Station Lane, which becomes an un-made (but adopted) track. This track also serves Westfield Farm and Cloughton Fields Cottage. It is proposed that this track will be partially retained and improved, with a new access road formed from the North West of Cloughton Field Cottage, and rejoining the existing track closer to the proposed dwelling. The track will be widened to 5m to ensure safe access and egress.

This proposal was discussed (on 13 January 2010) with Kay Aitchison at North Yorkshire County Highways. Officers have supported the route of the new farm access track curving off the public highway behind Cloughton Fields Cottage. Officers have indicated that the creation of 4 or 5 passing places

would be required in view of the highway single carriageway. Further detail is contained within the Design and Access Statement and Drawing No. 1005263/09 prepared by Smiths Gore.

It is considered that there are no substantive highway or transport reasons why permission for this proposed development should not be granted.

g) Design & Layout

The design and layout of new development is a central element of Government guidance which is highlighted in PPS1, with a strong need to create high quality, attractive environments, in particular the requirement to achieve high quality sustainable design and construction techniques and measures to minimise energy use.

Development Policy 3 set out in Appendix A relates to design standards in the National Park. In particular, the policy requires that:

“Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.”

and that:

“A satisfactory landscaping scheme forms an integral part of the proposal.”

High quality landscaping schemes are integral to the new proposals and have been incorporated in this application. Further detail is included within the Landscape Design and Visual Assessment prepared by SBA.

The proposed scheme has also incorporated measures to minimise energy use and where possible use energy from renewable resources. A wind turbine has been proposed together with a ground source heat pump or biomass boiler. These matters are discussed in further detail in the Design & Access Statement.

Development Policy 8 which relates to the conversion of traditional unlisted rural buildings requires that:

“The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials; 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”.

The traditional farm buildings contain a number of existing openings which have been utilised in the design to reduce the need for unnecessary intervention. Conservation roof lights have been incorporated as a means of natural light and ventilation provision to the proposed first floor extension.

8.0 Community Involvement

- 8.1 The Duchy of Lancaster is keen to engage the local community in their proposals. Indeed, the current planning system places more value on effective community involvement, and in its own Statement of Community Involvement, North York Moors National Park Authority encourages applicants to demonstrate that the community has been consulted on applications.
- 8.2 A meeting to discuss the planning application was held on 13 January 2010 with the closest neighbour at Cloughton Fields Cottage to discuss the proposals. The design and siting of the proposed new buildings and also the diverted access road to the new steading were supported. Brief discussions were also held with Cloughton Parish Council on 1 February 2010, when they were informed that the application was due to be submitted shortly.
- 8.3 As part of the Duchy of Lancaster's holistic approach to managing its properties in Cloughton, the decision was taken to hold a series of workshops during November 2008 to encourage the residents of Cloughton to draw up a plan for the whole village. The Village Plan was considered as the best vehicle to address the future needs of the village. Central to the discussions were the proposals for the relocation of Town Farm to Cloughton Fields which would release a key site in the centre of the village, and also will assist in alleviating the traffic and noise pressures that the village is currently facing from the agricultural business.

9.0 Conclusion

- 9.1 The proposed scale of development is commensurate to the agricultural operation. This will provide a site for a modern and efficient farm business to operate from, and will allow for the conversion of existing agricultural buildings and landscaping of the site. The topography of the land has been used to design a scheme which has been fully integrated into the landscape. All aspects of the proposals are considered to be compliant with the objectives of the relevant adopted and emerging Development Plan policies.
- 9.2 The supporting information and policy context demonstrate that the proposed development is acceptable for the following reasons:
- The proposal is essential to meet the demands of the farm business. The relocation would assist in releasing a site in the centre of Cloughton which does not meet the requirements of modern agriculture and which causes nuisance with disturbance to neighbours, in addition to poor access;
 - The Agricultural Appraisal demonstrates that the proposal meets the functional and financial tests set out in Annex A of PPS7 and that there is an essential need for the dwelling house to be located on the site;
 - The proposed development will involve the re-use and refurbishment of an existing set of redundant agricultural buildings to provide a high quality dwelling for necessary agricultural employment;

- The development would have no impact on habitat of significant ecological value, or protected species (subject to appropriate mitigation measures);
- The site satisfactorily accommodates the proposal within the existing highway network; and
- The scheme has been carefully designed to integrate sensitively into its existing landscape setting with appropriate landscaping proposals which complement the existing landscape character.

9.3 In conclusion, it is submitted that the proposal is entirely in line with national, regional and local planning policy as set out above. For these reasons it is considered that planning consent should be granted for the proposed development.

APPENDIX A – NORTH YORK MOORS NATIONAL PARK AUTHORITY - CORE POLICIES

CORE POLICY A – Delivering National Park Purposes and Sustainable Development

The Local Development Framework seeks 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. Priority will be given to:

- *Providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, nor detract from the quality of life of local residents or the experience of visitors.*
- *Providing for development in locations and of a scale which will support the character and function of individual settlements.*
- *Maintaining and enhancing the natural environment and conditions for biodiversity and geodiversity.*
- *Conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas.*
- *Applying the principles of sustainable design and energy use to new development.*
- *Enabling the provision of a choice of housing that will meet the needs of local communities in terms of type, tenure and affordability.*
- *Strengthening and diversifying the rural economy and providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities.*
- *Enabling access to services, facilities, jobs and technology whilst minimising the environmental impacts of transport.*

CORE POLICY C - Natural Environment, Biodiversity and Geodiversity

The quality and diversity of the natural environment of the North York Moors Park will be conserved and enhanced. Conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected. Protected sites and species will be afforded the highest level of protection with priority also given to local aims and targets for the natural environment.

All developments, projects and activities will be expected to:

- *Provide an appropriate level of protection to legally protected sites species.*
- *Maintain and, where appropriate, enhance conditions for priority habitats and species identified in the North York Moors Local Biodiversity Action Plan.*
- *Maintain and where appropriate enhance recognised geodiversity assets.*
- *Maintain and where appropriate enhance other sites, features, species or networks of ecological or geological interest and provide for the appropriate management of these.*

- *Maximise opportunities for enhancement of ecological or geological assets, particularly in line with the North York Moors Local Biodiversity Action Plan, Tees Valley and North East Yorkshire Geodiversity Action Plans and the regional Habitat Enhancement Areas.*
- *Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.*

DEVELOPMENT POLICY 1 - Environmental Protection

To conserve and enhance the special qualities of the North York Moors National Park, development will only be permitted where:

- *It will not have an unacceptable adverse impact on surface and ground water, soil, air quality and agricultural land.*
- *It will not generate unacceptable levels of noise, vibration, activity or light pollution.*
- *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.*
- *Land stability can be achieved without causing unacceptable environmental or landscape impact.*
- *There is or will be sufficient infrastructure capacity to accommodate the demand generated by the development.*

CORE POLICY D - Climate Change

Activities in the National Park will address the causes of climate change and contribute to reducing greenhouse gas emissions, by:

- *Reducing the use of energy and the need to use energy.*
- *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.*
- *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 by:

- *Directing development away from flood risk areas.*
- *Facilitating necessary coastal and flood protection works.*
- *Addressing the management of upland areas to assist in flood storage and carbon retention.*
- *Encouraging enhancements for biodiversity to buffer, extend and connect habitats.*

CORE POLICY G - Landscape, Design and Historic Assets

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.

The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.

DEVELOPMENT POLICY 3 - Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

- The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.*
- The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.*
- A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.*
- Provision is made for adequate storage and waste management facilities.*
- Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.*
- A satisfactory landscaping scheme forms an integral part of the proposal.*
- 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.*

DEVELOPMENT POLICY 8 – Conversion of Traditional Unlisted Rural Buildings

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 annexe to an adjacent existing dwelling or long-term/permanent residential letting units for local occupancy will be permitted where:

- The building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.*
- The building is in a structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineer's report.*

- *The building is capable of conversion and of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings.*
- *The proposed use is compatible in nature, scale and level of activity with the other buildings in the group and the character of the locality.*
- *The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials; 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.*
- *The proposed use does not lead to changes to the building's curtilage or the creation of new vehicular access or parking areas that would adversely affect its character and appearance or that of the wider landscape.*
- *The building is located within an existing group of buildings that have a close physical and visual relationship to each other and, where holiday cottage use, annexes or local needs letting is involved, include an existing residential unit within the group.*
- *In the case of long-term/permanent residential uses, the occupancy of the accommodation is restricted to a person satisfying the local needs criteria set out in Core Policy J and the tenure will be restricted to letting only and the unit will not be sold off separately from the main dwelling.*
- *In the case of residential annexes, the building is within the immediate curtilage of the main dwelling and the occupancy of the accommodation is restricted to a family member and the unit will not be sold off separately from the main dwelling*

CORE POLICY H - Rural Economy

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 through:

- *New employment development in the Local Service Centre of Helmsley, Whitby Business Park, Service Villages and the Local Service Villages.*
- *Training and education opportunities in the Local Service Centre of Helmsley, Service Villages and Local Service Villages.*
- *Supporting the agricultural sector and opportunities for diversification.*
- *Sustainable tourism based on recreation activities and tourism development related to the understanding and enjoyment of the Park.*

Development Policy 12 –Agriculture

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

- *There is a functional need for the building and its scale is commensurate with that need.*
- *The building is designed for the purposes of agriculture.*

- *The site is related physically and functionally to existing buildings associated, with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location.*
- *A landscaping scheme which reduces the visual impact of the proposal on the wider landscape and is appropriate to the character of the locality is submitted as part of the proposal.*

APPENDIX B – NORTH YORK MOORS MANAGEMENT PLAN – FARMED LAND OBJECTIVES

Farmed Land Objective 1

To conserve and enhance features associated with the traditional farmed landscape.

Farmed Land Objective 2

To seek the retention of a mosaic of habitats, to prevent further loss of semi-natural habitats and to promote measures to create, rehabilitate and enhance habitats and species of conservation value.

Farmed Land Objective 3

To increase awareness and ensure appropriate management of the farm woodland resource.

Farmed Land Objective 4

To protect and conserve historical and archaeological features and traditional farm buildings and raise awareness of their value in the landscape and potential for economic use.

Farmed Land Objective 5

To promote the sensitive siting, design and landscaping of all new farm buildings and associated structures.

Farmed Land Objective 6

To raise awareness and increase understanding of farming and its effects on the landscape and the social and cultural life of the North York Moors and of the National Park as a living and working landscape.

Farmed Land Objective 7

To ensure the maintenance of the public rights of way network and where appropriate to seek further provision for informal public access.

Farmed Land Objective 8

To work with the farming community to develop, implement and raise awareness of sustainable integrated rural development in order to achieve conservation, recreation and socio-economic objectives.