

## **PLANNING STATEMENT**

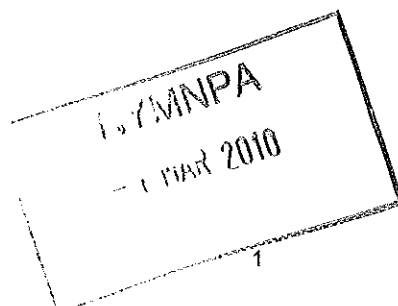
### **Incorporating the Design and Access Statement**

#### **1.0 Background**

- 1.1 The applicants operate a large organic dairy unit at Grange Farm, Staintondale, milking in the order of 360 cows per year. The land farmed extends to a total of 937 acres in and around Staintondale.
- 1.2 The business has been established for 20 years when the Else family relocated to the area to set up a dairy enterprise. Mathew Else farms in partnership with his mother it was a three member partnership until 2003 when Mr. Else senior died.
- 1.3 Mathew lives on the farm at Hillside Grange with his wife Thelma and three young children. Mrs. J. Else lives in Grange Farm, she is 65 years old and no longer plays a physically active role on the farm. Between these two houses is a further house that has never been in the ownership of the partnership as it was separated from the farm by the previous farmer.

#### **2.0 Planning Policy**

- 2.1 The relevant policies are Local Development Framework Core Policy J and Planning Policy Statement 7: Sustainable Development in Rural Areas Annex A.
- 2.2 Paragraph 3 of Core Policy J restricts "...new housing development in open countryside to that which is proven essential for farming, forestry or other essential land management activities..."
- 2.3 Annex A of PPS7 allows dwellings in the countryside where it is essential on the site. It goes on to define functional and financial tests that should be satisfied in order to prove the need. The accompanying report from Savills clearly demonstrates that there is a need as defined by these tests.
- 2.4 When Mathew Else consulted the National Park Authority on the possibility of building a farmworker's dwelling at Grange Farm he was advised that although accommodation for a further farm worker might be required, there are already two units of accommodation adjacent to the farm buildings therefore it would not be necessary for a third unit of accommodation to be sited on the farm. The letter, dated 1 December 2008, went on to say that an agricultural worker's dwelling at Church Farm, Staintondale was available. Savill's report explains in detail the essential need for an additional skilled herdsman to live on the holding in close proximity to the stock therefore the dwelling at Church Farm would not satisfy the need. With regard to Grange Farm this is not available as it is Mrs. Else's home. There is a body of case law relating to such situations all concluding that in such a situation the farmhouse cannot be considered available and that it would be unreasonable to expect someone to give up their home in such circumstances.



**3.0 The Proposal (Design and Access Statement)**

- 3.1 The applicants are proposing that the necessary accommodation is provided by a dwelling close to the cattle sheds to the east of Grange Farmhouse. This site has been chosen as the best available that will satisfy the functional requirements, as it is the closest possible to the cattle sheds. Although not yet decided, it is anticipated that the dwelling will need to be sited to the back (south-east) of the site as the land to the front is unstable made-up land.
- 3.2 Access to the site will be obtained from the access road that fronts the site.
- 3.3 It is proposed that the dwelling will be built in traditional style of stone under a clay pantile roof.
- 3.4 The dwelling will be sited in a location close to the farm buildings and Grange Farmhouse. When viewed from any distance it will be seen as part of the farm complex thus having minimal impact on the visual amenity of this area of the National Park

**4.0 Conclusion**

- 4.1 Savill's appraisal demonstrates that there is both a functional and financial justification for a further dwelling on this holding.
- 4.2 Grange Farmhouse is not available and the agricultural worker's dwelling at Church Farm will not satisfy the need
- 4.3 The house will be sited in a location that will have minimal impact upon the appearance of the area.
- 4.4 The proposal satisfies all relevant planning policies and should be allowed.

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