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NYMNPA

- 8 FEB 2013

DESIGN & ACCESS STATEMENT

RETAIL CRAFT SALES & TEA ROOMS AT HIGH FARM, NEWHOLM.

This Design & Access Statement accompanies an application to North York Moors National Park Authority, by Penny Richardson, for the conversion of redundant farm buildings to a retail sales area with tea room at High Farm, Newholm.

Location

The application site is located on the south side of the main street at the southern end of the settlement.

The neighbouring properties to north are residential. To the west, east and south are grass fields.

Planning Policy

The application site lies within the defined settlement area of Newholm which is an 'Other village' in terms of the Core Strategy & Development policies.

NPPF Section 3, Paragraph 28. Confirms planning policies should support economic growth in rural areas in order to create jobs etc.

It recommends this can be achieved by conversion of existing buildings and diversification away from agriculture.

Chapter 8 of the LDF encourages diversification of existing agricultural businesses.

Development Policy 13 is satisfied because; 1. The scheme will make use of an existing building. 2. The scale is compatible and the nature of the development will not harm the character of the area. 3. The existing access arrangements have proved to be appropriate for the proposed continued use. Development Policy 14 is also relevant; 2. The development can be satisfactorily accessed from the road network. 3. The level of activity including noise will not affect local residents because High Farm is the first property when entering the village and the activity is away from all neighbours. 4. It will make use of an existing building.

Flood Zone

The site is well elevated and within flood risk zone 1.

The Proposed Scheme

Access

The pedestrian and vehicular access to the site will not be affected. Although sight lines to the east are restricted, any traffic coming out of the village should be travelling at a speed of no more than 30mph and the bend automatically slows vehicle speeds even further. The retail sales and tea rooms have operated using the present access without any incidents. Highways have been consulted and they confirm the present arrangements are satisfactory.

Layout

The proposed new retail area and converted tea rooms are planned to be wholly within the existing footprint of the farm buildings.

Scale and Appearance

Single storey pitched farm buildings are to be used. The western building will be re-roofed with natural red clay pantiles to match the eastern building. Existing walls will be made good. New softwood timber windows will be fixed into existing openings.

Sustainability

A wood burning stove boiler will be used to provide heating and hot water for both areas.

Biodiversity

A walk-over inspection of the site did not suggest that any protected species are present.

Trees

There are no existing trees near the proposed existing building therefore none should be affected by the development. No new hard or soft landscaping is proposed at this time.

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