



## PLANNING, DESIGN AND ACCESS STATEMENT

Planning application for the change of use of land for the siting of tourist accommodation

Carlton Grange, Aldbrough St John

March 2020

CLIENT NAME	Mr & Mrs Tallentire
CLIENT REF	BDL704279
DATE	March 2020
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## APPENDICES

1. Letter from Sykes Cottages

## Introduction

- 1.1 George F. White (Planning, Architecture and Development) have been instructed by Mr & Mrs Tallentire (the 'Client') to submit a planning application for the change of use of land for the siting of tourist accommodation on land at Carlton Grange, Aldborough St John.
- 1.2 Having regard to section 38 (6) of the Planning and Compulsory Purchase Act 2004, this statement considers the application's conformity with the Development Plan, relevant national planning policy and other material considerations. This statement is structured as follows;
- Section 2: provides a description and analysis of the site and its surroundings as well as discussing the planning history of the site;
  - Section 3: Provides details of the proposed development;
  - Section 4: sets out a summary of the planning policy context in which the application should be considered;
  - Section 5: Considers the current proposals;
  - Section 6: Summarises the proposed development.

## Site and Surroundings

- 2.1 This section of the Planning Statement provides detail of the status of the site, its history and context.
- 2.2 The application site ('the site') is located to the north of the village of Aldborough St John approximately 9 miles north of Richmond. The site forms part of a wider agricultural holding known as Carlton Grange extending some 139 hectares. The site lies to the western edge of the access track off the unnamed road to the south.

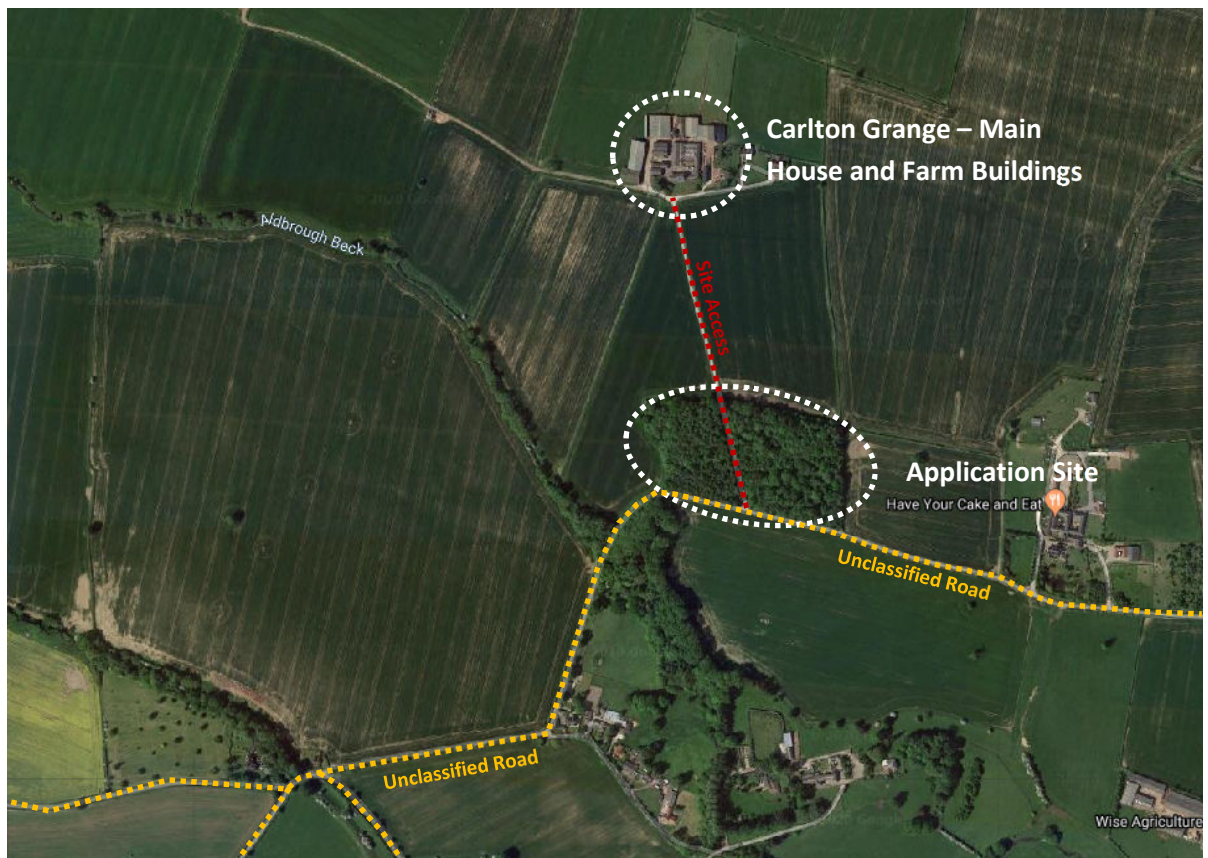


Figure 1: Site Location

- 2.3 The site comprises a wooded area, which is the subject of an agreed Woodland Management Plan with the Forestry Commission. The agreement has been recently entered into by the applicant to ensure the woodland remains as a positive landscape feature and habitat in the long term following previous lack of management. The surrounding context is largely agricultural with open fields and farm steads creating an attractive landscape setting.

2.4 The village of Aldborough St John is located approximately 1.5km to the south and Eppleby and Forcett are located approximately 1.5km to the west. These villages contain a number of services and amenities including bus services, public houses, restaurants, tea rooms etc. Alongside the close proximity to some fine landscapes, including the Yorkshire Dales National Park and North Pennines AONB, the site is an ideal spot for tourism accommodation. Indeed, the area is slowly building a reputation amongst local and tourists for providing good quality walking and cycling routes alongside a number of attractions.

### Site History

2.5 Carlton Grange was owned by the Duchess of Northumberland and has since been sold and passed down through the generations and today the applicants own and run the farm with their family. Over the years the farm has been modernized to compete with the fast growing farming industry. It is widely known that farming is getting increasingly harder for smaller farms to compete with the large industry and the applicants have decided that it would be more economically safer and secure to diversify the farming business to ensure its long term sustainability.

### Relevant Planning History

2.6 There is no planning history relating to the site itself although the wider farm stead at Carlton Grange has been subject to the following applications.

LPA Ref:	Description of Development	Date of Decision
07/00205/FULL	Full Planning Permission for Erection of Single Storey Extension to Form New Bathroom and Bedrooms	Approved – 2 April 2007
07/00084/FULL	Full Planning Permission for Erection of Building for Housing of Cattle	Approved – 16 March 2007
00/00429/AGA	Application for Prior Approval for Siting and Design Under Schedule 2, Part 6 (A2 (2) of the Order	Approved – 5 July 2000

## Proposed Development

- 3.1 It is proposed to change the use of land for the siting of tourist accommodation on land at Carlton Grange, Aldborough St John.
- 3.2 The tourist accommodation will be in the form of Shepherd huts and will be sited on land to the south of the farm steading within the wooded area that sites either side of the access road. The scale of the scheme is modest, with the proposed number of Shepherd huts being six. The vision is to market the tourism accommodation as a ‘woodland retreat’ offering high quality accommodation for adults, within easy reach of local amenities and points of interest. Whilst pockets of the woodland would need to be removed to facilitate the development, this will be undertaken within the agreed parameters of the Woodland Management Scheme. This sensitive approach to the management of the woodland is vital to the success of this scheme, with the applicants committed to improving the health of the woodland and its long term management.
- 3.3 Each hut would have their own facilities where guests can relax within a peaceful surrounding and the applicants will be marketing the site as an adult only accommodation, taking advantage of the tranquillity.
- 3.4 It is intended to deliver the scheme gradually, therefore the submitted illustrative plan is not necessarily the fixed layout. Indeed, due to the client’s desire for a low density and secluded setting, it is possible that the huts will be distributed evenly amongst both pockets of woodland. The key is that the principles identified on the illustrative site plan (e.g. method of siting, low impact tracks, compliance with the approved Woodland Management Scheme) would apply.
- 3.5 The Shepherd huts have been sourced from a local supplier. The owner of the business was previously a bespoke cabinetry maker, with the skills translated into constructing quality accommodation.
- 3.6 The applicant has researched the need for this type of accommodation and identified a significant demand in this location. This is supported by a letter from Sykes Holiday Cottages (attached at Appendix 1), which confirms that there is demand in the area.
- 3.7 A diversification into the growing tourism industry in the area, will add a new income stream into the farming business, to better secure its future and protect it from the volatile agricultural industry. It would also make use of the underutilised woodland, to better use the resources that the farm encompasses.

- 3.8 With the uncertainty of the future of farming in the UK, especially of a small family arable farm, the diversification into the tourism industry will assist with securing the financial future of the applicants and their young family.
- 3.9 Additionally, the accommodation will help boost tourism numbers and support local businesses.
- 3.10 Access will be taken directly off the existing access track to the east with a dedicated car parking area provided.

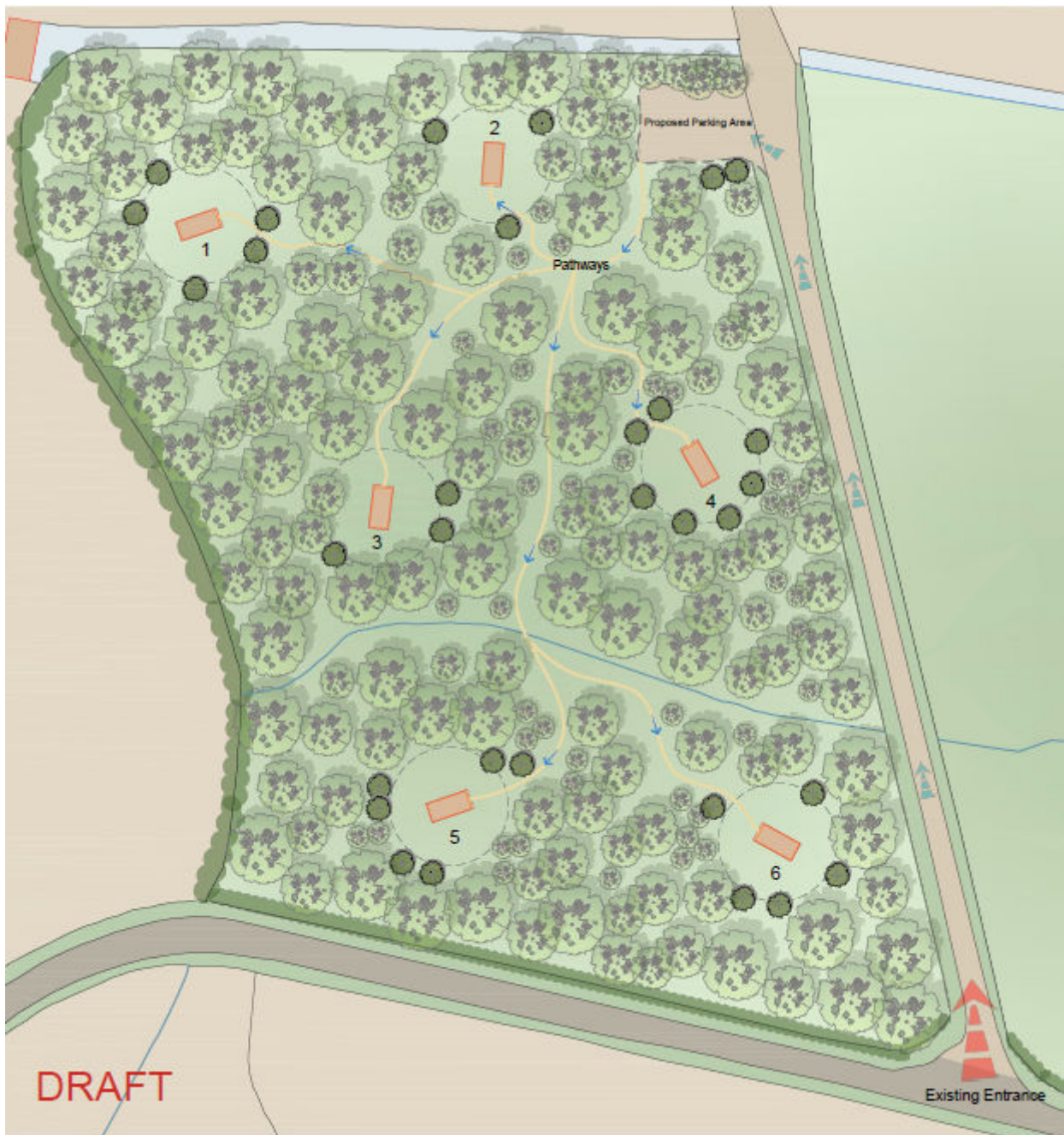


Figure 2: Proposed Illustrative Site Plan



## Planning Policy

- 4.1 This section outlines the relevant policies of the National Planning Policy Framework (February 2019) and the adopted and emerging Development Plan within which the application will be assessed.
- 4.2 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

### National Planning Policy Framework (NPPF)

- 4.3 The Ministry of Housing, Communities and Local Government released the new National Planning Policy Framework in February 2019. The document replaced the first and second National Planning Policy Framework published in March 2012 and July 2018. It sets out the Government’s planning policies for England and how these should be applied and sets out a framework within which locally prepared plans for housing and other development can be
- 4.4 Paragraph 83 relates to supporting a prosperous rural economy and confirms that planning policies and decisions should enable;
- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
  - b) *the development and diversification of agricultural and other land-based rural businesses;*
  - c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
  - d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

- 4.5 The specific policy areas of the NPPF will be referred to, where appropriate throughout this Planning Statement.

### Statutory Development Plan – Richmondshire Local Plan 2012 – 2028 Core Strategy

- 4.6 The statutory development plan for the site consists of the Richmondshire Local Plan 2012 – 2028 Core Strategy. It is anticipated that the following policies would be relevant to the determination of this planning application:

- Spatial principle SP3 – Rural sustainability – North Richmondshire Spatial Strategy;
- Core Policy CP1 – Planning positively;
- Core Policy CP3 – Achieving sustainable development;
- Core Policy CP7 – Promoting a sustainable economy;
- Core Policy CP8 – Achieving rural sustainability;
- Core Policy CP10 – Developing tourism;
- Core Policy CP12 – Conserving and enhancing environmental and historical assets;
- Core Policy CP13 – Promoting high quality design;

4.7 It should also be noted that following the adoption of the Core Strategy, all saved polices within the Local Plan 1999 – 2006 are superseded except Policy 23 – Development Limits.

## Assessment

5.1 Having regard to the Development Plan Policies and NPPF, the key planning issues can be summarised as follows.

- Principle of Development;
- Visual / Landscape impact;
- Amenity;
- Access / Highways Considerations.

5.2 These key issues are addressed in detail, having regard to the planning policy in the following section.

### Principle of Development

5.3 The application site is located in the countryside to the north of the development limits of Aldborough St John as shown on the Local Plan Proposals Map. Spatial Principle SP3 relates to rural sustainability and states, *'priority will be given to supporting the rural sustainability of the whole plan area, protecting and enhancing its environmental assets and character, and sustaining the social and economic fabric of its communities, by promoting:*

- ***a sustainable rural economy***
- ***social and economic regeneration***
- ***conservation or improvement of the rural environment***
- *appropriate rural housing schemes to achieve sustainable communities*
- *the appropriate reuse of redundant buildings*
- *renewable energy generation and associated technologies (Our emphasis).*

5.4 Core Policy 8 also supports the social and economic needs of rural areas lying beyond the settlements by encouraging;

- a) *small scale housing developments in or adjacent to smaller villages*

- b) *expansion of rural businesses*
- c) *re-use of suitable rural buildings for housing, tourism and employment generating uses supporting Spatial Principles SP3 and SP5*
- d) *provision of live-work units in smaller villages or by conversion of traditional rural buildings*
- e) ***diversification of the agricultural economy***
- f) ***tourism related initiatives***
- g) *recreation uses appropriate to a rural location*
- h) *small scale renewable energy projects and businesses to serve the industry*
- i) *arts and crafts based industries*
- j) *technological developments needed to facilitate employment development in rural areas*
- k) *improvement of public transport services (Our emphasis).*

5.5 Core Strategy policy CP10 relates specifically to tourism related facilities and states the following;

*‘Tourist related activities will be encouraged where they make a sustainable contribution to the local economy, do not have a detrimental impact on and, where possible, enhance the local environment and landscape. Particular priority will be given to supporting improvements to the range and quality of facilities and to redevelopment and conversion schemes rather than new building. Medium to large scale hotel accommodation within the larger settlements of the settlement hierarchy such as Richmond, Catterick Garrison and Leyburn will be supported where a need is identified and such a proposal does not adversely affect the character and appearance of the settlement. In rural areas, new tourist accommodation, including the location of caravans (static and touring), chalet accommodation and camp sites, should be **small scale, low key and low impact**, and will only be supported in the countryside if it does not adversely affect the character and appearance of the area, taking account of the capacity of the site and local area to absorb the development’. (Our emphasis)*

- 5.6 The current application proposals relate to the change of use of land for the siting of tourist accommodation. As such, the proposals would clearly support tourism related facilities thus promoting a sustainable rural economy in line with local policy. It will be demonstrated how the scheme is small scale, low key and low impact, thereby meeting the specific requirements of policy CP10. Alongside this, the scheme is a sustainable form of farm diversification, which is essential for farming businesses to embrace as subsidies are being gradually phased out.
- 5.7 Paragraph 83 of the NPPF confirms that planning policies and decisions should support economic growth in rural areas. To promote a strong rural economy, planning policies and decisions should amongst others, enable sustainable rural tourism and leisure developments which respect the character of the countryside.
- 5.8 The principle of use for tourism accommodation therefore complies with the guidance contained within the NPPF which seeks to promote sustainable rural tourism. In addition, the proposals can also fully accord with Spatial Policy SP3 and Core Strategy Policy 8 and 10 providing the scheme does not adversely affect the character and appearance of the area which is now considered.

### Visual / Landscape Impact

- 5.9 Whilst it is clear that Local Policy supports tourism related development, a key requirement is that there are no harmful visual impacts on the character and appearance of the area. Core Policy CP12 relates to conserving and enhancing environmental and historic assets and states that development or other initiatives will be supported where they conserve and enhance the significance of the plans area's natural and man-made assets.
- 5.10 As previously set out, the applicants are looking to diversify their farming business to secure it long term sustainability and given that the farm has a beautiful but neglected woodland to the south, it would seem logical to bring the wood back into use for people to enjoy. The applicant has already committed to the first steps of achieving this by entering into the Woodland Management Plan. We are of the view that the current proposals would make best use of the site whilst conserving and enhancing the natural asset in line with CP12. Indeed, the enhancement of the woodland has dual benefits. It provides an excellent level of screening from wider viewpoints; alongside providing a high quality environment for users of the facility.

- 5.11 The amount of tourist accommodation proposed is small in scale and would not have a harmful impact the character and appearance of the area. The huts will be set within the wooded area and will therefore be well screened from surrounding viewpoints thus not giving rise to any additional impact. The submitted illustrative layout plans include details of the low impact nature of the accommodation, with the ability to simply site them on small paving slabs. As a car parking area is to be sited at the entrance to the woodland, there is no requirement for driveways to be provided within the woodland, with pedestrian access only.
- 5.12 The design and general appearance of the huts are reflective of a low key tourism enterprise designed to sit well within its rural setting. It is therefore considered that the huts will not be harmful to the character and appearance of the wider countryside and can comply with Policy CP13 which seeks to promote high quality design.

### Amenity

- 5.13 Paragraph 127 of the NPPF sets out a number of core planning principles that should underpin decision taking, including the need to secure a good standard of amenity for all existing and future occupiers of land and buildings.
- 5.14 The site is located to the south of Carlton Grange which is also within the applicant's ownership and will continue to be managed as one enterprise. There are no other properties located within the immediate vicinity which would be impacted by the current proposals. The proposals are small in scale and the activities associated are not considered to give rise to any adverse impact.

### Access / Highways Considerations

- 5.15 Paragraph 109 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.16 The main vehicular entrance is proposed to be taken from the existing access leading off the unnamed road to the south which is considered wholly suitable to serve the accommodation. Furthermore, the proposals are small in scale and will generate limited vehicle movements that will not prejudice the safe operation of the local highway network.
- 5.17 The proposed development will also be served by adequate levels of car parking, with a separate parking area located close to the road so there are no vehicle movements within the site which will contribute towards its peacefulness and tranquillity.

5.18 On this basis, we are of the opinion that the proposed development will not have an adverse impact of the safe operation of the local highway network and can therefore be seen to fully comply with the relevant policies of the Development Plan and NPPF.

5.19 Whilst the site lies within the Countryside, there are a number of services and amenities within walking distance of the site as shown on the below map. This will ultimately reduce the reliance of private car during visitor stays. It is also reasonable to assume that the nature of the accommodation is one where visitors would prefer to explore the area using the many PRoW's surrounding the site as shown below. Many of the PRoW are along becks creating a peaceful and scenic walk which will ultimately appeal to visitors.



Figure 3: Services and amenities within a two-mile radius

5.20 It is evident that the site is well located to attract tourism and will ultimately offer support to existing businesses in the surrounding area. Accordingly, the application proposals would comply with the policies within the Local Plan as well as guidance contained in the NPPF.

## Conclusion

- 6.1 George F. White (Planning, Architecture and Development) have been instructed by Mr & Mrs Tallentire (the 'Client') to submit a planning application for the change of use of land for the siting of tourist accommodation on land at Carlton Grange, Aldborough St John.
- 6.2 The proposal is consistent with the key aims and objectives of planning policy, both at local and national level. Policy provides strong support for the rural economy, specifically including small scale tourism development, alongside the diversification of the rural economy. The development will deliver both these key policy objectives and critically, will support the long term sustainability and viability of Carlton Grange.
- 6.3 The design and general appearance of the proposals are reflective of a small scale, low key and low impact tourism enterprise, and are consistent with the rural character of the surrounding area. In addition, the existing woodland and associated planting will ensure that the huts are well-screened and will not harm the wider landscape setting. Indeed, the scheme fully complements an existing Woodland Management Plan that has been agreed with the Forestry Commission in order to retain the woodland in the longer term. Furthermore, it is not considered that the proposals will give rise to any adverse impacts in terms of residential amenity or the safety and operation of the local highway network.
- 6.4 On the basis of the information provided, we are of the opinion that the proposals fully accord with the adopted Development Plan in force for the area and the relevant material planning considerations identified.



## Appendix 1

### Letter from Sykes Holiday Cottages

Mrs L Tallentire  
Carlton Grange  
Richmond  
DL11 7AF

Wednesday 26 February 2020

Dear Mrs Tallentire

Thank you for your interest in Sykes Cottages and the services that we offer. I write to confirm that we definitely feel that there is demand for holiday accommodation in the area and would like to lend support to your plans to develop a self-catering properties on your land at DL11 7AF.

Sykes Cottages are the largest independent holiday letting company in the UK and have won Best Agent award at the British Travel Awards for the last 7 years. We have a significant, upfront, financial outlay on marketing a property and we would not wish to spend that money unless we were certain that there was a demand for the property as we only earn any income on that expenditure when we secure bookings for the property.

The Shepherds Hut and Lodge type properties discussed are very popular with holiday makers especially when presented to a high standard and with added features such as a hot tub. Hot tubs can increase bookings on a property by around 5 to 8 per year.

There is something for everyone in the Yorkshire Dales. Walking and cycling routes are plentiful, there are lots of small villages to explore, Richmond Castle and heritage railways are on offer for history lovers, Malham Cove for those that want to take in a filming location from the Harry Potter films, there are also farm parks and petting zoos for the animal lovers and The Forbidden Corner for those that like a bit of fantasy and adventure.

To reconfirm we feel that there is a need for more holiday properties in the area and should you proceed with the venture we would be delighted to re-visit further down the line and give you an updated projection of what the properties could achieve in terms of rental income.

Kind Regards

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