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## **DESIGN AND ACCESS STATEMENT WITH ADDITIONAL JUSTIFICATION**

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**For**

**THE CEDAR BARN SMALL GAUGE RAILWAY**

**AT**

Cedar Barn Farm Shop  
Thornton Road  
Thornton Dale  
Pickering  
North Yorkshire  
YO18 7JX

RYE  
14/00340/MFU  
25 APR 2014  
DEV

**APPLICANT**

**CW Avison and Co**

March 2014



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**APPLICATION DETAILS**

**Applicant:** CW Avison and Co

**Application Address:** The Granary, Top Bridge Farm, Thornton Dale, Pickering, YO18 7RA

**Applicants Agent:** William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors

**Agents Address:** Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP

**Site Address:** Land adjoining Cedar Barn Farm Shop, Thornton Road, Pickering

**Application Title:** Cedar Barn Small Gauge Railway

**Application Type:** Full Planning Application

**Application Date:** March 2014

**Location:** Thornton Dale, Near Pickering

**Proposed Use:** Leisure / Visitor Attraction

**Reason for Proposal:** To increase footfall to the business and offer a wider customer service

**Parking:** Vehicle and pedestrian access to the proposal would be via existing vehicle access. Additional 20 space parking facility form part of the application.

**Foul Water:** It is proposed that the development will have its own soak-away drainage system.

**Size:** The approximate length of the track will be 600 meters



## **SUPPORTING STATEMENT**

### **1.0 INTRODUCTION**

Cedar Barn is a family owned business, established and managed by Karl & Mandy Avison. The business has now been running for five years and currently employs 24 full and part time staff from the surrounding area. In addition to this several part time staff that are also employed throughout the summer months during busier 'Pick Your Own (PYO) seasons'.

The proposed railway with train will make Cedar Barn an enhanced tourism destination and help tourism overall in the Ryedale area. The farm shop and café have an average of 8,000 cars per day pass the entrance on the A170 Scarborough to Pickering road, which almost doubles in the summer months. The establishment of the new railway and visitor attraction will hopefully not only increase footfall but will also make the public more aware of what Cedar Barn has to offer and the strengths the business has built on over the last few years.

### **2.0 THE CURRENT BUSINESS**

As a business, Cedar Barn produces its own pure Aberdeen Angus Cattle which are all utilised through the butchery and farm shop. At present the facilities in processing at Cedar Barn are limited.

Mr and Mrs Avison have had experience with the general public since starting the Pick Your Own business over 15 years ago and in recent years have managed the successful farm shop and café. Mr and Mrs Avison's family have been farming for generations and Mr Avison grows the majority of the farms produce by hand himself. The family have strong links with the North York Moors Railway and are 100% committed to Cedar Barn and the field train project.

### **3.0 THE PROPOSAL**

#### **3.1 General Description**

The Field Train project is to introduce a diesel powered miniature train at Cedar Barn Shop & Cafe with the object of increasing the footfall to the premises and attract longer public stays at the shop and cafe. The train itself would take people on a 600 meter ride across the 8 acre site to view sheep, chickens, orchards and also travel around the PYO fruit and veg areas, stopping off at different produce sections and sites on its journey to allow passengers to pick their preferred fruit and veg. It is also anticipated that seasonal tour rides will be introduced such as a Christmas special as the farm also grows and markets Christmas trees, this would involve a Santa Special train ride.

It is anticipated that the project will make it easier and more interesting for customers to view fruit and veg throughout the growth stages and link the farms produce to what the public see on the dinner table. The project will also enhance the visual impact of the fields at Cedar Barn by making

attractive areas, e.g. orchards, ponds and woodland which in turn will hopefully encourage wildlife to the site and have positive environmental impacts on the area.

In addition to the railway track and associated landscaping the development will also incorporate an additional 20 car carparking area to accommodate the additional public within the cedar barn site. This additional carparking will be adjacent to the existing car park at the site and will have no effect on the existing access to the shop.

### 3.2 landscaping

The proposed development will have no effect whatsoever on existing hedgerows, shrubs or trees lying adjacent to the proposed site. Native tree species shall be planted accordingly to act as screening for the proposed development and to aid in the passenger experience. The trees shall consist of Blackthorn, Field Maple, Hazel, Silver Birch and other native species customary to the surrounding area. This shall also encourage and increase biodiversity in the area acting as wildlife corridors for a variety of animal species. The applicant is prepared to have additional screening if required.

The area surrounding the railway track will be seeded back to a native grass lay once the development has been completed.

### 3.3 Train design

A simple 7 and 1/4 Gauge train design is shown on the photograph below. The diesel powered engine will hold a maximum of 20 passengers at any one time and will travel the 600 meter track every day from 10.00am to 4.00pm.



### 3.4 Railway Track Design

An example of the railway tracks design is shown below. Sketch drawings of the proposed track and its construction are shown within the application and as part of the supporting plans.



## 4.0 LOCAL AND NATIONAL PLANNING POLICY

### 4.1 National Planning Policy

The recently published National Planning Policy Framework aims to encourage further sustainable development with rural areas to promote more jobs, better design and more community development which are all some of the main aims of the development at Cedar Barn.

Chapter 1 of the National Planning Policy Framework aims to help build a strong, competitive economy via the support of existing business sectors that are expanding. Furthermore the facilitating of flexible working practices such as the integration of residential and commercial uses within the same unit is a key area for delivering sustainable development.

Chapter 3 aims to support a prosperous rural economy by supporting economic growth that will create jobs via the promotion of developments and diversification of agriculture and other land based businesses. The national planning policy framework also aims to support rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors.

And more specifically this should include:

“Supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities”.

All of the above clarify the point that the main aims of national policy at this time are to support developments such as proposed by the applicants.

The proposal at Cedar Barn will increase employment, protect the natural environment and enhance a Ryedale existing business that is expanding and providing further facilities at an already well-established tourist and visitor centre.

## 4.2 Local Planning Policy

The Ryedale local plan strategy details the main objectives of the local planning policy in this instance and more specially policy SP8 'Tourism' and SP9 'the land-based and rural economy'. In addition to the above policies SP11, SP13, SP20 and SP16 have also been considered for this development.

As detailed in Policy SP 8 Tourism the council will seek to encourage sustainable tourism which minimises its environmental impact on the district. This will be achieved by supporting a wider range and quality services, visitor attractions and all year round tourism. More in particular Thornton le dale and Pickering are classed as key visitor destinations therefore the impact of the development on these areas will be carefully considered.

Local planning policy also states that developments will be supported if they maximise outdoor education and culture which is one of the main objectives for this application given the large variety of food and vegetables and livestock on show at the site. The development at Cedar Barn will also assist in further local food production and expand on the already well-established farm and rural diversification.

Ryedale's land based economy will be sustained and diversified with support for

- Appropriate farm and rural diversification activities including innovative approaches.
- Appropriate new uses of land including flood management and energy production, related research and education in this field.

Policy SP 9 Section 5 Paragraph 5.34 of the Ryedale Local Plan Strategy details that land based economy activity is integral to the district economy, culture, heritage and identity.

Furthermore, Paragraph 5.35 indicates that this Local Plan Strategy is intended to support and be flexible to the needs of those that rely on the land based economy. It also supports new opportunities that may arise for future changes. It is essential that new land uses and economic activity must support and encourage where appropriate if Ryedale's countryside is to continue as a living and working countryside that is intrinsic to Ryedale's cultural identity.

In addition to the above Policies SP16 Design and Policy SP20, Generic Development Management Issues are also important criteria of the Local Plan Strategy which encourages development proposals that create high quality durable places that are accessible, well integrated and are in keeping with surroundings. In addition new developments will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses. Aspects such as access, parking, servicing, design, amenity, safety and character are all major aspects of the Ryedale Local Plan Strategy of which must be considered.



## **5.0 PROPOSAL BENEFITS AND LOCAL TOURISM**

The project will aim to contribute to a 5% growth year on year in the value of tourism in Ryedale by offering a visitor experience which is unique to the area and builds on the regions historic culture and past. The site on which Cedar Barn resides was historically the Ryedale show field and also used as a traction engine field therefore the project aims to integrate the fields past within its future as a tourism centre that brings people back to Ryedale and keeps them here by offering more.

Cedar Barn cannot transform Ryedale's tourism overnight and cannot offer the same attractions as say Flamingo Land or other larger scale tourism hubs however its aim is to offer something different to anything else within the area to give the public a wider range of activities within the area which offers history, culture, fresh free range produce, quality dining in addition to a ride on a novelty train.

The experience will be aimed at younger families and more specifically holiday makers whom visit the area throughout the week on half-term and school holidays. This will allow the current busier times that the shop experience on a weekend to be complimented by busier weekdays thus spreading the cost of labour and making the entire asset work harder.

Collaboration with restaurants, Bed & Breakfasts and Hotels is key to the success of the business and developing business relationships with other local businesses such as the above will ensure people stay longer in the area and visit each destination with confidence, reassurance and recommendation.

Cedar Barn plans to reinforce relations with other local businesses by offering lower price tickets for local hotel users, buy one meal get one meal free deals for B&B customers and also discounts on free range produce collected from the PYO area which is sold to local restaurants. Collaboration with local councils and bus routes may also encourage holiday makers to venture out of Pickering and Malton to Cedar Barn and local Hotels etc. if low price bus fares and day tickets to the surrounding area are offered.

Cedar Barn would like to support the local community as much as it can as without tourism in the area and the passing trade the farm shop, café and PYO enterprise will not be able to achieve its long term goals and build on past success.

## **6.0 LOCAL COMPETITION AND JUSTIFIED NEED**

### **6.1 Competition**

Newby Hall, Ripon, North Yorkshire offers a similar visitor experience which is almost 50 miles away. Also the Railway museum in York offers culture and history on the subject however it is felt that the business project at Cedar Barn may compliment the museum at York and collaboration with it would be advantageous.

The idea and plans for the Cedar Barn Field Train are a unique and innovative way of bringing historic, miniature trains to Ryedale whilst offering education, free range produce and pleasure.



The business aims to introduce new trade into Ryedale by offering the visitor experience for families but also offering the chance for rail enthusiasts from around the country to bring their own miniature trains to the track and use the railway. This is a realistic idea as there are very few tracks in the country offering this experience.

## **6.2 Local Need and Justification**

With regards to local need and demand the objective of the attractions is quite clear. The train and experience will offer Cedar Barn users the chance to collect fresh produce with ease and offer a day trip facility for schools and general public which offers education, produce and a train ride experience.

Considering the project with regards to a wider audience for holiday makers and national footfall the project offers the collaboration with other businesses within the area to offer a 'whole tourism approach'. Basically this would offer overnight stays at local accommodation, dining and a visitor attraction at Cedar Barn, leisure activities in Dalby Forest or the local towns and restaurants and fine dining at various places in the area.

Cedar Barns strengths are its locally grown produce, farm to folk home produced and reared meat, good access to the main A170 Scarborough to Pickering road and with the pick your own field train, a leisure activity which offers education, novelty and ease of access to the wide range of produce. In addition to this Cedar Barn has had recent success and recognition as it has been awarded a national award for provided the best local and home grown produce on a menu and best farm shop café. Which in turn has increased footfall and put Cedar Barn on the national map.

The pick your own fruit and vegetable side of the Cedar Barn business has always been at its forefront and the business has grown from its success therefore there is a clear demand for it. However to continue to grow the business and PYO section must offer more.

Another key aim of the field train is to integrate education into the experience. Farm shop surveys and customer feedback has been a major driving force for the field train and the link between education and heritage have been a key aspect. With this in mind the project will aim to satisfy demand by offering the interactive interpretation with the farms produce and livestock in addition to having field display boards which detail growth stages of products, what they can be used for, recipes and cultural origins. This will enhance what the train ride has to offer with real links between local food and what the public see on the dining table.

Although competition within the area is always going to be apparent, the Cedar Barn Field Train offers something unique to the area which can only enhance visitor appeal and have positive impacts on the surround tourism trade.



## **7.0 CONCLUSION**

On the basis of the information provided by the applicants, it is considered that the proposed fully accords with the provisions of National Planning Policy within the National Planning Policy Framework.

The proposal at Cedar Barn Farm Shop for a miniature railway is consistent with local and national planning policy as it is an existing business which is expanding into further land based diversification which will increase employment and tourism facilities within the area.

The business as a whole continues to grow year on year and the proposal is further natural growth and expansion for the business therefore the support of the planning department is gratefully requested.

## **DISCLAIMER**

This report has been prepared for CW Avison and Co and is for the purpose of assisting a local planning authority to assess a full planning application. The appraisal has been prepared on the basis of information supplied by CW Avison and Co.