

15/00067/MFU,
RYEDALE DM

29 JAN 2015

Project Address: Coulton Lane, Coulton, Hovingham, York

Applicant: Mr Ian Mosey

DEVELOPMENT
MANAGEMENT

Proposal: Construction of 3no. agricultural buildings and associated agricultural workers dwelling including detached garage and outbuilding with related access and landscaping.

Design & Access Statement




SMITHSGORE

Smiths Gore
48 Bootham
York
YO30 7WZ

December 2014



Scope

This statement seeks to explain the design criteria relating to the proposal to develop a new farm steading comprising three agricultural buildings, a farmhouse plus ancillary structures/buildings, including associated access provision and landscaping off Coulton Lane, Coulton, Hovingham, York. The buildings and arrangements, as proposed, consider the needs of the farming enterprise to ensure an effective and sustainable farming operation for the future.

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0.0 Applicant/s and Property Address

Applicant – Mr Ian Mosey

Address – Coulton Lane, Coulton, Hovingham, York (Easting 462144, Northing 476340)

0.1 Introduction and Background

The following Design & Access (D&A) Statement has been prepared in support of the planning application submission for a new farm steading, which is to include three new agricultural buildings, an agricultural worker's dwelling and related structures/buildings, to be located on land owned by the applicant. The proposal will allow for livestock owned by the family run business to be managed effectively in the future with a focus on owned land, which will offer future security to the farming operation. For further information, please refer to the accompanying Planning Justification and Agricultural Appraisal.

Careful consideration has gone into selection of the site (identified A. on the Land Ownership Map), considering such things as:

- Location within and access to owned land. Note: the proposed site sits centrally within land owned by Mr Mosey with the majority of land easily accessible, with the need for farm vehicles to exit onto public roads kept to a minimum.
- Screening/minimizing impact. Note, whilst all the clients land is located within the Howardian Hills Area of Outstanding Natural Beauty (AONB) and it has, from discussions been accepted by the local authority and its consultees that the new farm would therefore, by ownership/need, be located within the AONB, the proposed farmstead has been positioned immediately to the east of established woodland some distance from the nearest settlement where the impact on the landscape and neighbouring property (visual and farm smells) has been kept to a minimum.
- Access road availability and suitability. Note: Coulton Lane has previously been widened and includes passing places and there is an existing farm track available leading from Coulton Lane towards the proposed site, which can be altered, extended and upgraded with very little impact.
- Proximity to livestock feed supplies: Note, in addition to being adjacent to pasture, the animal feed mill at Black Dale, off Coulton Lane is located nearby, thus minimising related transport movements and disturbances.
- Services availability. Note: there is mains electricity and mains water easily available and accessible, with both services running immediately adjacent to the proposed site. Accordingly, the need for significant intervention in relation to the provision of incoming services has been minimised.

Other sites on land owned by Mr Mosey were considered but were discounted on the basis they were less suitable than the proposed, refer to the Land Ownership Map for identification of these sites and see below:

Site B. This was originally a preferred site but was challenged by a number of local residents, which resulted in the local authority suggesting an alternative site be considered.

Site C. This site is located to the far south east of owned land, which is not ideal in relation to access to other owned land. There are also neighbouring properties which could be challenged by another development and service availability is limited. Whilst there is a nearby access lane, this is shared, narrow and sloping near to the site and would need significant upgrading.

Site D. This is an elevated and exposed site, with very difficult access for vehicles involving significant slopes and hillside to be negotiated, a new access road would need to be formed, which would have an impact on the landscape, in addition to being a challenge during winter months (snow and ice). Visibility of any new access road where coming out onto the public highway would also be an issue due to bends, corners etc. Access to other land under ownership would be a challenge, with limited service availability also.

Locating the proposed dwelling adjacent to the agricultural/livestock buildings should ensure that animal welfare can be managed to the highest of standards, helping the business meet the requirements of farm assurance schemes etc. There are no other dwellings available in the vicinity that can deliver this essential proximity to the farm, it is also important that the farm maintains some distance from the nearby settlement of Gilling East to avoid, as much as possible, the impact of traffic and farm smells and this should be achieved with the proposal with the prevailing south west wind taking smells away to the north east, where there are no nearby settlements or dwellings.

As referred to in the Planning Justification and Agricultural Appraisal, and confirmed again below, this proposal has been developed in recognition of both national and regional/local planning guidance and requirements such as National Planning Policy Framework (NPPF) and the Ryedale Plan – Local Plan Strategy. Relevant statements extracted from the Ryedale Plan - Local Plan Strategy (5 September 2013) in support of this proposal include:

SP1 - General Location of Development and Settlement Hierarchy

"Additionally, as part of the site selection process, the Local Planning Authority have regard to the deliverability and developability of sites and their ability to: - be compatible with neighbouring land uses"

"In all other villages, hamlets and in the open countryside development will be restricted to that: - which is necessary to support a sustainable, vibrant and healthy rural economy"

SP2 - Delivery and Distribution of New Housing

"Wider open countryside: - New build dwellings necessary to support the land-based economy where an essential need for residential development in that location can be justified"

SP6 – Delivery and Distributing of Employment/Industrial Land and Premises

"Wider Open Countryside: - Expansion land for existing major employers/established businesses; small scale conversion of existing buildings or provision of new buildings to support appropriate rural economic activity in line with the provisions of Policy SP9"

SP9 - The Land-Based and Rural Economy

"Ryedale's land-based economy will be sustained and diversified with support for: - New buildings that are necessary to support land-based activity and a working countryside, including for farming, forestry and equine purposes"

SP13 - Landscapes

"The quality, character and value of Ryedale's diverse landscapes will be protected and enhanced by – Encouraging new development and land management practices which reinforce the distinctive elements of landscape character within the District's broad landscape character areas of: - Howardian Hills "

"Seek to facilitate the delivery of the Howardian Hills AONB Management Plan Objectives"

"Are considered appropriate for the economic, social and environmental well-being of the area ..."

SP 16 - Design

"Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which: - Reinforce local distinctiveness"

"To reinforce local distinctiveness, the location, siting, form, layout and detailed design of new development should respect the context provided by its surroundings including: - The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail"

"The design of new development will also be expected to: - Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space.

- Reduce crime and the fear of crime through the careful design of buildings and spaces"

SP 18 - Renewable and Low Carbon Energy

"Developments that generate renewable and/or low carbon sources of energy will be supported providing that individually and cumulatively proposals: - Can be satisfactorily assimilated into the landscape ..."

- Would not impact adversely on the local community ...

- Would not have an adverse impact on nature conservation ...

- Would not have an adverse impact on air quality, soil and water resources ..."

"In the absence of major opportunities for large-scale renewable and low carbon energy generation, new development is expected to play a key role in reducing carbon emissions and improving building sustainability through the following: - All new development will demonstrate that all levels of the Energy Hierarchy have been considered, taking into account the nature, scale and location of the development ..."

SP 20 - Generic Development and Management Issues

"Character: - New development will respect the character and context of the immediate locality..."

- Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area ..."

SP 21 - Occupancy Restrictions

"c. Agricultural/Forestry/Land-Based Activity – (1) Proposals for new residential development in the open countryside (outside Development Limits) to support land-based activity, will be required to demonstrate an essential need for the dwelling that cannot be met elsewhere.

Finally, it is important to note that local design guidance including that published by Ryedale District Council, together with information provided by CABI has been considered during the design process. The Howardian Hills Area of Outstanding Natural Beauty Management Plan (2009–2014 edition) has also been consulted and particular care has been taken to consider and mitigate against the impact the development may have on a. the natural beauty of the landscape; b. the historic environment; c. recreation; and d. bio-diversity etc.

Care and attention has been taken in the design and layouts with efforts made to provide a sustainable development that will be compatible with the sites surroundings, having regard to local character and appreciating its location within open countryside and an Area of Outstanding Natural Beauty (AONB). Particular care has been taken to ensure the design of the agricultural buildings and dwelling reflect that apparent elsewhere in the locality.

In full consultation with Ryedale District Council's Planning Department and in particular the Manager of The Howardian Hills AONB, an appropriate level of landscaping and planting etc. has been planned and incorporated as part of the proposal to ensure that the impact of the development is minimised and that planting will be in keeping with the surroundings. At the same time, the proposed landscaping and planting should make a positive contribution in relation to biodiversity, to include the creation of new wildlife habitats etc.

1.0 DESIGN

1.1 Assessment of the site and its surroundings

The site is located within the Howardian Hills Area of Outstanding Natural Beauty (AONB). The surroundings, which have clearly evolved, with farming being an important / key activity contributing to the landscape is quite distinctive and characterised by rolling hills, pasture and arable fields with woodland. The site itself has been carefully selected and is located to the immediate east of an established mature woodland, which offers important screening for the development.

The application site is located approximately 1km to the south east of the small village/hamlet of Gilling East and is accessed directly from Coulton Lane via an established farm track, which will be extended to the immediate rear/north of an existing hedge line.

The surroundings, both the immediate and the wider landscape, have been carefully considered in relation to the proposed site and the design of the buildings.

- With the new farmhouse located adjacent to the new agricultural buildings, a clear relationship between the domestic and farming elements is apparent. Accordingly, the proposed house cannot be seen as sitting awkwardly or remote in the landscape without anything to relate to. This works equally for the agricultural buildings.
- By locating the new house and agricultural buildings immediately adjacent to an established woodland and making best use of existing hedges etc., the proposed buildings will be well screened, thus reducing their impact. The re-establishment of hedges, which are known to have existed (from reference to historic maps) plus additional hedge planting and the introduction of specimen trees such as oak and beech will assist in the siting of the farm and offer further screening, at the same time as encouraging wildlife.
- Care has been taken to respect the field arrangements and boundaries that comprise straight line hedges. Hedge/plant species existing on and adjacent to the site include Hawthorn, Field Maple, Blackthorn and Dogwood and these have been incorporated as part of the proposed planting schedule.
- The proposed site and layout in relation to building types and sizes is reflective of similar farm developments in the area, whilst taking into account modern farming needs. Great care and attention to detail has been taken in the design and materials selection of all the buildings, including colours etc.

1.2 Use

The proposal is to construct two new farm buildings, a detached agricultural worker's dwelling plus garage and outbuildings. Related plans, elevations and site layout/arrangements etc. as shown on the following drawings:

Drawing No.:

1041069/101 – Existing Location Plan

1041069/102 – Existing Site Plan

1041069/103 – Proposed Location Plan

1041069/104 – Proposed Site Plan

1041069/105 – Proposed Revised Access Off Coulton Lane

1041069/106 – Proposed Site Section

1041069/107 – Proposed Elevations (Farmhouse)

1041069/108 – Proposed Plans (Farmhouse)

1041069/109 – Proposed Elevations and Plans (Garage and Store)

1041069/110 – Proposed Elevations and Plans (New Machine/Feed Store)

Coulton Lane, Coulton, Hovingham - Job No: 1041069

1041069/111 – Proposed Elevations and Plans (New Livestock Shed B)

1041069/112 – Proposed Elevations and Plans (New Livestock Shed C)

1041069/113 – Land Ownership Map

1041069/114 – 3D Views

The following accommodation/space is proposed (refer to Site/Location Plan for reference):

Domestic Buildings/Areas (Domestic Curtilage – 0.45ha):

Farmworkers Dwelling (E):

Ground Floor. Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Office, Utility, 2 Separate WC's.

First Floor. Landing, 4 Bedrooms, Family Bathroom, En-suite Bathroom to Bedroom 1 & 2, Storage.

Double Garage with space above plus attached Storage rooms including Plant Room (F).

Garden, Parking & Circulation etc.

Farm Buildings/Area (0.86ha):

Machinery/Feed Store (A)

Livestock Building (B)

Livestock Building (C)

External Feed Storage (D)

2no. Silo's, access and circulation etc.

Pasture (3.45ha)

Three No. pasture Areas enclosed by fencing and hedges with related tree and hedge planting

Access

New track linked to existing, with alterations at junction to Coulton Lane.

Notes:

- Great care has been taken in the design to ensure the buildings are of appropriate quality respecting the sensitive surrounding landscape and local vernacular.
- The domestic accommodation and agricultural buildings (areas and sizes) have been designed in close consultation with the client and are based on need, as farmers and

landowners. The farmer has a family, the size of the farmhouse reflects his requirements and importantly is of a size and scale reflective of other farmhouses in the area with similar land holdings and in villages and hamlets such as Cawton, Gilling East, Oswaldkirk, Coulton and Hovingham. Similarly, the agricultural buildings have been designed to accommodate livestock numbers of an appropriate level for the farm, including required plant/machinery and food storage etc.

- Whilst the proposed development penetrates into existing fields, the impact of the proposal on the quality of the surrounding agricultural land and landscape has been kept to a minimum by careful positioning close to woodland and by strategic additional planting offering effective yet appropriate screening, all of which has been undertaken in full consultation with key consultees to the process including the council's Planning Officer/s and the Manager of The Howardian Hills AONB.
- The impact on any neighbours should be negligible. Care has been taken in considering the visual impact from nearby roads and footpaths and due to its location, it is not considered that the development will create any additional or unacceptable level of noise, air or water pollution that would have a detrimental impact.
- The proposal comprising both farm buildings and farmhouse is characteristic of a complete farm steading unit rather than having separation with buildings scattered in the landscape. The combination of linked uses should add to the value as far as the development character is concerned rather than detracting.
- Incidental outside areas containing hard surfacing, access etc. will be contained and significantly screened by buildings hedges and trees and should not have a material adverse effect upon the character and appearance of the surrounding countryside. In fact, it is expected that the surrounding environment will be enhanced, by the proposal, with additional planting of native tree and hedge species proposed, that may provide habitats for a variety of wildlife.
- The farmhouse will be highly insulated/thermally efficient and if feasible, a Ground Source Heat Pump will be installed for heating, which should assist in managing carbon emissions and minimising running costs. The Ground Source Heat Pump will be served via vertical bores or a horizontal array located within the adjacent fields/pasture. Rainwater collection/harvesting is also proposed, where feasible.

1.3 Amount

The size and scale of the farm buildings and farmhouse are considered appropriate and have been determined following extensive discussions with the client including consideration of their farming and occupation needs and comparison with similar farming units/developments.

The farm buildings are, as one would expect, rectangular in nature and whilst the farm house frontage is typically of Georgian symmetrical style/design, the inclusion of rear offshoots manage the floor area effectively/efficiently suggesting the house has evolved over time which is typical and more fitting to the surroundings than could be achieved in a single monolithic structure.

The Gross External Floor Areas (GEFA) are as follows:

Machinery/Feed Store (A) – 750m²

Livestock Building (B) – 750m²

Livestock Building (C) – 899m²

Farmworkers Dwelling (E) – 336m²

Outbuildings – Garage/Plant/Store (F) – 175m²

The related allocated site area, which includes (as described on the Proposed Site and Location Plans) the Domestic Curtilage (0.45ha), Agricultural Building Curtilage (0.86ha), Pasture (3.45ha) and New Road Surfaces (0.18ha) totals 4.94ha. This is considered to be of an appropriate size for the development considering the farm needs and to note that 3.45ha's of this total is existing arable land that will be rotated/ changed to pasture.

1.4 Layout

The position and layout of the house and garage/outbuildings in their own right and in relation to the agricultural buildings, pasture, together with access, circulation and garden arrangements etc. has been carefully planned with close client consultation and in discussion with the planning authority, including its key consultees.

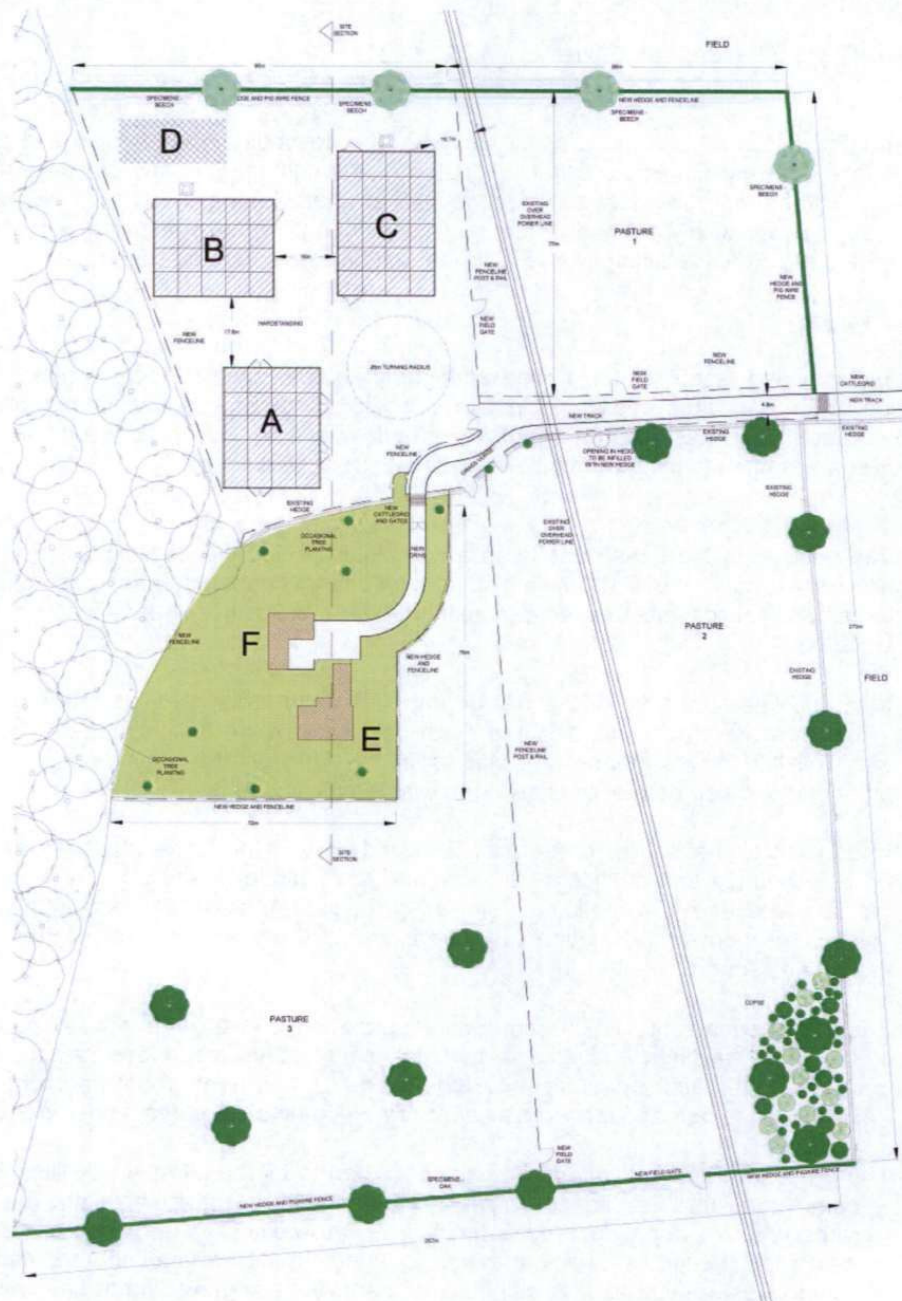
- The position of the house has been a key factor behind the application. For security and animal husbandry reasons including bio-security needs, the house and office need to be easily accessible to and overlooking the farm buildings, where access to the farm is visible.
- It can be seen from the house design and site layout arrangements that the Office is located on the ground floor on the north east side of the building where the farm is easily visible. This means that visitors to the farm will be seen from this room in particular and can be met or challenged with least inconvenience.

In addition to the above, other spaces in and around the house that are likely to be occupied during and outside business hours have windows and visibility that overlook the farmland and farm buildings, similarly, the garden also has good visibility. This layout arrangement in relation to internal and external spaces means that there is increased security.

- There is adequate circulation and parking space to the rear of the house and adjacent to the farm buildings for vehicles and deliveries. With the house having a double garage with a machinery store provided also as part of the farm buildings, there is the opportunity for cars and farm vehicles/machinery to be secure and hidden from view.
- The proposed farm is located approximately 1km to the south east of Gilling East and is some considerable distance from any other settlements or housing, the nearest neighbour/house approximately 300m away. In addition to the visual impact being limited/small, the impact of any farm smells on neighbours will be kept to a minimum as the south west prevailing wind will carry any smells arising away from any neighbours,

rather than towards. The farmhouse being positioned to the south of the farm buildings should be similarly protected.

Site Layout /Arrangement



1.5 Scale

The farm buildings, farmhouse, related buildings and site are of a size and scale that complement the farming operation and business it supports. At the same time, the buildings and site area as a whole resemble similar farm steadings in the area and the design process has endeavoured to ensure it fits within the landscape and neighbourhood/locality. By having the farmhouse and related garage/outbuildings located a small distance (yet related) from the main farm buildings, the potential overcrowding of buildings in a small/confined area has been reduced.

Measures have been taken to manage the visual impact of the dwelling by providing what appear to be lesser later additions, with lower roof ridges and less detail, to the rear of the house, which offer a break in the building wall and roof lines. Similarly, the proposed new agricultural buildings are located to the rear (when looked at from the south/road) and are positioned close to the woodland, which acts as a screen. The agricultural buildings are coloured dark green (walls/elevations) with dark grey roofs to blend in against the woodland, adjacent fields, hedges and individual tree specimens etc.

As can be seen from the site layout plan, the planting of hedges to contain the proposed development aims to manage the impact in offering an element of screening. This type of hedging with the occasional tree within the hedge line is typical of the area. In addition, specimen tree and copse planting within the pasture areas will break and soften the straight lines of the buildings.

1.6 Landscape

The site is located within the Howardian Hills AONB, with much of the surrounding landscape comprising rolling/undulating hillside with pasture and arable land with surrounding woodland/wooded areas. The proposed site is elevated with a south and east aspect, protected to the west by mature woodland – Mill Wood.

This proposal has been completed in full consultation with Ryedale District Council's Planning Officer/s and the AONB Manager. Comments have been taken on board and reflected in the design and the contents of the Howardian Hills Management Plan (2009 – 2014) have been considered, with a note that in moving forward a sustainable development such as this, the success is linked to the special qualities of the AONB.

The AONB Management plan states that "A profitable and thriving agricultural and land management industry is vital to the future economic, environmental and social wellbeing of the Howardian Hills." This proposal seeks to enable a more profitable and sustainable business to be achieved, where modern and efficient buildings will result in reduced running costs and producing less waste.

It has been established that there is a farming need in relation to the proposal. It is considered that Objective AG4 of the AONB Management Plan (Ensure high standards of design and careful siting of all new farm buildings and infrastructure.) has been satisfied in that the buildings are appropriate in scale and use with a high standard of design, careful siting and good landscaping measures (AG4.1).

The wall and roof materials and colours of the agricultural buildings will be of a nature that will sit comfortably in the landscape, coloured dark green and dark grey respectively. The farmhouse and related garage/outbuilding are to be constructed with limestone faced walls

beneath slate and clay pantile covered roofs, typical of other properties in the area, including the nearby villages/hamlets of Gilling East, Cawton and Oswaldkirk, Coulton and Hovingham.

The landscaping scheme includes the introduction of new hedges, individual specimen trees and copse planting, comprising native species, as shown on the accompanying site plan. The southern hedge boundary has been positioned along the line of a historic hedge that had been removed in the past, thus reintroducing a known past boundary line into the landscape. The level of planting is considered appropriate for the scheme, will fit well within the landscape offering a suitable level of screening with the intention to break up, where possible, some of the straight lines of the buildings.

1.7 Appearance

The proposal includes a range of buildings including a farmworkers dwelling, associated domestic garaging with attached/integral storage, plus three agricultural buildings and related structures, including two silos with pastures, access and circulation areas etc.

In progressing the design, we have used our extensive local knowledge of traditional building characteristics and types and reflected the local vernacular as far as possible/practicable to ensure the buildings 'fit' the landscape and surroundings. We are also very much aware of the surrounding landscape characteristics.

Landscaping

Landscaping, including specimen tree, copse and hedge planting has been undertaken in full consultation with Ryedale District Council and the AONB Manager and involves a relatively simple planting scheme fitting the local and surrounding landscape and avoiding over domestication. Native planting includes hedge species of Hawthorn, Field Maple, Blackthorn, Dogwood and Hazel with tree and copse planting to include species such as Oak, Beech, Birch and Maple etc. Occasional specimen trees will be planted as indicated, to include a small copse of trees also. Whilst there will be areas of hard surfacing required for farming activities, vehicle movements/circulation and storage etc., these will be kept in line with functional needs, typical of a farm steading environment. Where stone/gravel surfaces are involved, these will be in keeping.

House and Garage/Stores

The farmhouse comprises a two-storey building, to be constructed with random coursed limestone faced main external walls beneath a pitched slate covered roof. It is of a traditional Georgian style with symmetry to the main front/south facing elevation albeit there is a north projection to the east side with a lower ridge suggesting a later/Victorian addition, a typical historic design arrangement and suggesting/implying the building has evolved through time and space need. There are small rear single storey projections relating to the office and part of the dining room.

Whilst the house has been designed in relation to its function, it's features and general appearance involve quality materials and detailing typical of houses of this size and nature in the locality. Detailing includes wall corner stones/quoins, lintels and cills to openings, built up gables with copings etc. in natural or part artificial stone. Slate to roof areas are typical of the locality and house size, junction detailing to roofs will be in lead. Rainwater goods will be cast iron or cast iron effect fixed on rise and fall brackets, windows will be

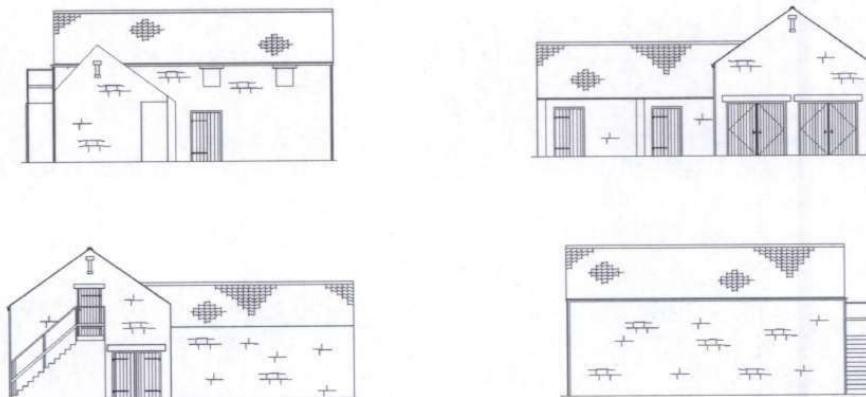
double glazed or sliding sash Georgian design with narrow glazing bars, with timber faced panelled external doors.

House



The related garage and plant room/ stores are of similar construction to the house, with limestone faced walls beneath pitched clay pantile covered roofs rather than slate with simpler construction detailing confirming the subservient nature of the building when compared to the house.

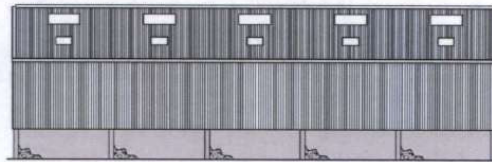
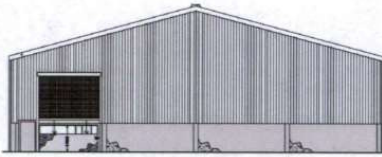
Garage and Plant Room/ Stores



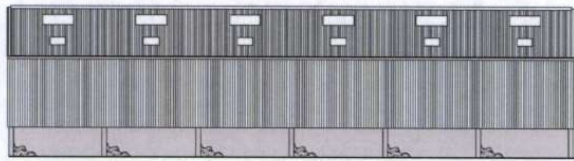
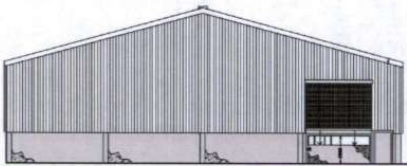
Farm Buildings

The farm buildings will be of typical steel framed construction. All wall elevations will be coloured dark green from the eaves and gable to ground level with the roofs of a dark grey colour, all as agreed with the Planning Officer/s and AONB Manager. The Machinery Store will have profiled metal sheet walls full height (with 2m high concrete infill panels internally to the base), the Livestock Buildings to be have vertical Yorkshire Boarding walls with 2m high infill concrete base panels.

Cattle Shed B



Cattle Shed C



Machinery/Feed Store



2.0 ACCESS

In relation to vehicle access from Coulton Lane, there is an existing access which will be upgraded and slightly repositioned to improve visibility. It is proposed that the existing private road surface will be upgraded and finished with road planings, the new section of road to comprise the same construction – refer to the Location, Site and Access Plans.

Appropriate circulation has been designed into the scheme to allow for vehicle turning within the farm compound.

2.1 General and Inclusive Access

One of the key factors in determining the position of the farmhouse is its accessibility to the farming operation to assist the farmer in the management of the farming activities and this has been achieved by locating it adjacent/close to the existing agricultural buildings.

The project includes for a shared and then separate access for the farm area and the dwelling as indicated on the drawings, with a link on site between the two to enable a managed link/association between the two areas yet keeping the domestic space separate from the farm yard, which is appropriate in the interests of health and safety.

Appropriate levelling and ramping of external areas will be undertaken on site allowing for reasonable access and egress provisions.

The door approaches and thresholds etc. to the house will be detailed as far as possible and ramped where required to provide an appropriate level of access to and from the garden and pathways etc. Within the dwelling, the whole of the ground floor is on one level and there are existing facilities and adaptation opportunities to enable a person having difficulty getting up stairs to be accommodated at ground floor level.

3.0 Social and Economic Context

In conclusion, this new farm proposal, including its location, size and layout with modern and efficient buildings etc. are key to the future success of the farm business where efficiency, security, including bio-security etc., are essential to growth and a sustainable future.

A successful and sustainable farming operation such as this should very much assist the local economy including nearby villages and the wider community.