

Church Farm Rillington Design and Access Statement

The proposal involves the conversion of 3 No redundant agricultural buildings into dwellings on land to the east of Church Farm Rillington. The proposal involves slight remodelling of existing access onto the highway. Relevant Ryedale Planning Policies are SP1 and SP2:

-Ryedale District Council Policy SP1 notes that housing development will be allowed within the defined development limits of local service villages. Rillington is defined as such a settlement.

-Ryedale District Council Policy SP2 notes that the conversions and redevelopment of previously developed land and buildings will be supported if within development limits.

Other relevant policies are:

Policy SP14 Biodiversity

This policy notes that development will be resisted where it would result in significant loss or harm to biodiversity. Development proposals will be supported in principal where they:

- *Aim to conserve or enhance biodiversity or geodiversity through the prevention of loss of habitat or species or the incorporation of beneficial biodiversity features.*
- *Incorporate a net gain in biodiversity* Policy SP16 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*
 - *Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated*
 - *Protect amenity and promote well-being* To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:
 - *Appropriate materials and traditional construction methods and techniques are used.*
 - *Topography and landforms*

The scheme retains 3 existing redundant buildings and brings them back into viable use as dwellings.

Policy SP19 Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained

in the National Planning Policy.

The scheme retains 3 existing redundant buildings and brings them back into viable use as dwellings. Clearly a positive response to this policy.

Policy SP20 Generic Development Management Issues

The following guidance is given on a range of development management issues.

- *New development 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*
- *Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses*
- *The cumulative impact of new development on the character of an area will also be considered. Amenity and Safety*
- *New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence*
- *Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads*
- *Access into and within buildings will be expected to be of a standard that allows all to access the building unimpeded*
- *Where applicable, proposals will need to demonstrate the inclusion of safe and effective vehicular servicing arrangements*

The scheme retains 3 existing redundant buildings and brings them back into viable use as dwellings. Existing access points to the site are marginally amended to allow access to acceptable highway standards.

The National Planning Policy Framework, NPPF, in particular paragraph 51, notes that:

Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

The design involves conversion of 3 existing buildings, a two-storey granary, a double height haybarn and a range of single storey stables. Also included are the remodelling of a steel framed agricultural building to reduce the overall scale of same and to form parking and storage facilities for the converted granary.

The basis of the design is to utilise existing openings as far as possible and limit the introduction of new openings.

Para 60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Para 64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

It is felt that both Ryedale District Council Policies and those of the NPPF are complied with in terms of the proposed development-bringing 3 redundant, traditionally constructed agricultural buildings into 3 new homes, within the development limit of Rillington [a service village].

Dane Developments