

Howardian Hills

Area of Outstanding Natural Beauty

A joint partnership funded by Defra, North Yorkshire County Council (Host Authority), Ryedale District Council and Hambleton District Council; also involving Ryedale and Hambleton Parish Councils, Natural England, Country Land and Business Association, National Farmers Union, Ramblers and Forestry Commission

Development Management
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MMO
11/08/2014
TSC

RYEDALE DM

11 AUG 2014

DEVELOPMENT
MANAGEMENT

SIGNIFICANT CONCERNS
ABOUT THE SCALE OF
THE DEVELOPMENT

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Contact: Paul Jackson

My Reference:

Date: 8 August 2014

Dear Sirs

14/00734/MFUL: Establishment of a farmstead to include agricultural workers dwelling, erection of sheds, creation of storage area and landscaping; OS Field 1811, Gilling

I have the following observations to make on this application:

1. The case for the justification for this development seems to hinge around the insecurity of tenure in relation to the rented land and buildings at Ampleforth College. Leaving aside the issues of lack of on-site accommodation for a farm worker and the poor condition of the rented buildings, the reasoning for the proposed development seems to be somewhat flawed. On p2 of the Planning Justification & Agricultural Appraisal document it states that the applicant intends to focus his livestock/cattle operation on land under his control and ownership. In the following Justification/Support paragraph however it refers to the site having been chosen for a variety of reasons, including "accessibility to rented land for ease of livestock movements". I'm afraid that this can't work both ways. If the rented livestock buildings aren't available then neither is the rented pasture land that supports almost the entire livestock/cattle enterprise – the two elements are linked to each other. The 500 fattening lambs on the land around Gilling will use a mixture of permanent pasture, fodder root crops and temporary ley grassland, and they don't require the extent of buildings proposed as no lambing is involved. In short, the application proposes the establishment of farm buildings and a farm workers dwelling on the basis that the rented grazing land will always be available, whereas the justification for the extent and location of the development assumes that the tenancy will end in 8/9 years' time. In my view this proposal should be assessed on the basis of the needs of the owned land *only*, excluding all rented land and buildings from the equation (unless the availability of other rented pasture land can be demonstrated, to compensate for the assumed loss of the Ampleforth College land). If a longer tenancy was negotiated on the Ampleforth College land then this would give some support to this application but, more importantly, it could encourage landlord and/or tenant investment in the current buildings, which would still be the preferred option from the point of view of conserving and enhancing the AONB landscape.
2. The location of the proposed farmstead and dwelling does have some visual linkage with the developed area of Gilling, although it is of course some way outside the development limit.

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It is however a large development and is sited within a relatively open vale landscape. The Landscape Management guidelines for this Landscape Character Zone of the AONB, as laid out in the AONB Management Plan, encourage the restoration of a hedged landscape with hedgerow trees and copses of broadleaved trees. The planting of large areas of woodland to screen the development would not therefore be compatible with the landscape character type. I therefore have concerns as to whether a development of this size and extent could be successfully integrated into the AONB landscape.

3. Although the landscaping proposals have been improved since the pre-app version of the plans, I still don't feel that they would be sufficient to integrate the development into the surrounding landscape. In particular, the lack of any tree planting beyond individual trees is a weakness that could be addressed. Sufficient field corners would be created along the northern edge of the farmstead site to accommodate copses of native trees. Although the 3D models omit the proposed hedge planting along the adjacent farm track, they still give the impression of a very open site dominated by large farm buildings and a large dwelling.
4. Materials. As far as can be seen from the plans, the materials proposed for the farm buildings will match those of the current modern building on the site. The materials specifications should be controlled by Conditions, to ensure visual uniformity across the site and with the new building already on the site.
5. Lighting. Whilst lighting of the yard area will clearly be required, this should be to the highest modern standards and PIR controlled, to ensure that the minimum of light pollution is created.

In conclusion, should the LPA decide that the agricultural justification for the proposed development is proven, then I would still have significant concerns about the scale of the development within the AONB landscape and the extent of landscaping currently proposed. I feel that this falls short of that which would be required to mitigate the landscape impact and integrate the development into its surroundings.

Yours sincerely

P B JACKSON
AONB MANAGER