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Proposed single dwelling at Ampleforth

Planning Statement

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# 1. Introduction

## 1.1 Applicant and Agent

- 1.1.1 Ethical Partnership (the Agent) has been instructed on behalf of Mr Edward Fawcett (the Applicant) to prepare a planning application for the construction of a dwellinghouse and associated landscaping on land adjacent to Jerry Carr Bank/ Carr Lane, to the west of Ampleforth village.
- 1.1.2 The applicant, Mr Edward Fawcett, and his family are active, longstanding members of the local community. They own and manage three local pubs: The White Swan and The White Horse Inn in Ampleforth and The Fairfax Arms in Gilling East. They also own and manage Studford Luxury Lodges which is approximately 2 miles north of the application site.
- 1.1.3 The intention is to create a sustainable dwellinghouse which is both truly outstanding and innovative in its design. The scheme has been the subject of extensive discussions with officers of the local planning authority and independent design and sustainability experts. The scheme as submitted has evolved to incorporate the advice and comments received and is considered to clearly satisfy the criteria of Paragraph 79 of the National Planning Policy Framework (NPPF).

## 1.2 Purpose of this statement

- 1.2.1 This Planning Statement has been prepared to support this application for planning permission for the new dwellinghouse and associated works. The statement demonstrates that the proposed development accords with both national and local planning policy and satisfies the criteria of Paragraph 79 of the NPPF.

## 1.3 Pre-Application

- 1.3.1 A formal written pre-application response from the local planning authority was received on 11<sup>th</sup> August 2017. The response to the pre-application advised that, in the officer's opinion, the drawings submitted did not contain sufficient information to properly assess the quality of the design. It was also suggested that comments on the scheme should be sought from the Yorkshire Design Review Panel.
- 1.3.2 The officer's constructive comments in the pre-application response have been fully acknowledged and acted upon. In the 12 months since receipt of the pre-application response from the local planning authority, the scheme has been the subject of rigorous assessments by the design team, an assessment against the Building for Life design guidance, an external review by the Carbon Free Group and engagement with the Yorkshire Design Review Panel (IntegreatPlus) on two separate occasions.

## 1.4 Structure of the Statement

- 1.4.1 This Planning Statement sets out the overall case for the proposed development as follows;
- Section 2 sets out the background to the development and highlights the relevant planning history for the site and adjacent land
  - Section 3 describes the proposed development

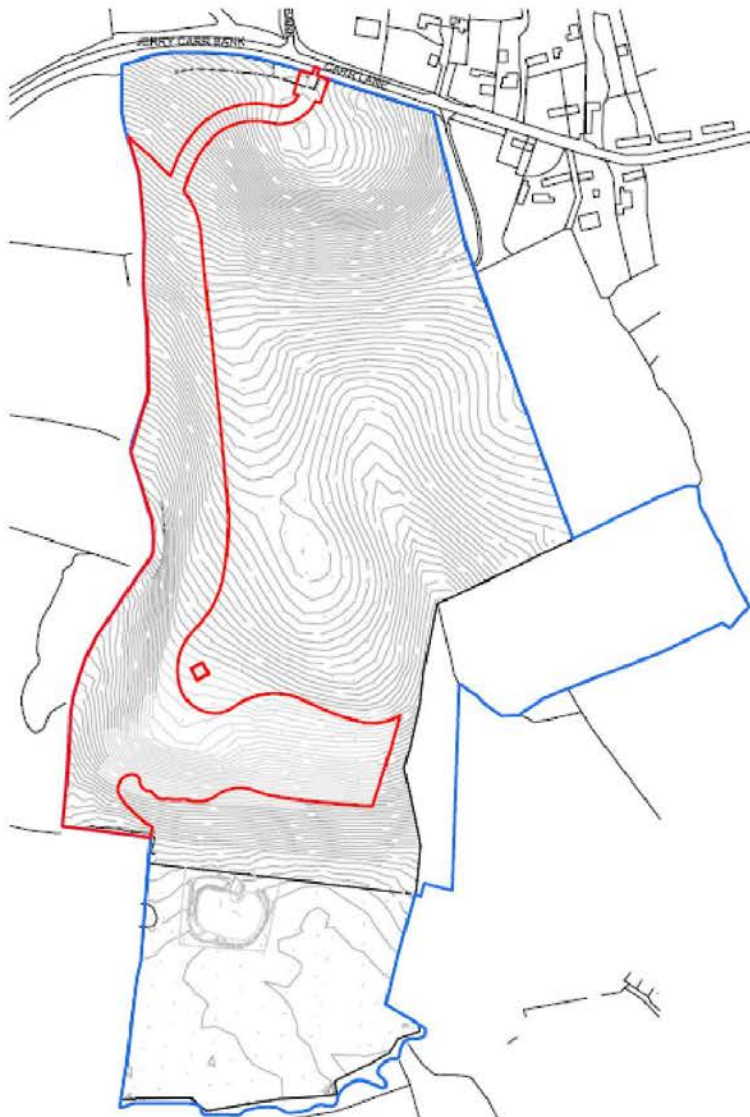
- Section 4 summarises the independent assessments of the scheme's design which have been undertaken
- Sections 5 – 13 summarise the findings of the surveys, reports and assessments which have been undertaken, as required by Ryedale District Council
- Section 14 provides an assessment of the scheme against the Building for Life assessment framework
- Section 15 sets out the policies and other determining factors at both a national and local level which are relevant to the determination of this planning application
- Section 16 addresses the policies and demonstrates how the development accords with the development plan and constitutes an outstanding and innovative dwellinghouse in the context of Paragraph 79 of the National Planning Policy Framework
- Section 17 provides a summary and conclusion

## 2. Site Context

### 2.1 Introduction

2.1.1 The site to which this application relates is outlined in red in Figure 2.1 below.

Figure 2.1 Site Location



- 2.1.2 The applicant's land ownership extends to 21.9 hectares (indicated by the blue line on Figure 2.1), of which the application site comprises 4.3 hectares.
- 2.1.3 The site is located toward the western extent of Ampleforth village, adjacent to Jerry Carr Bank/ Carr Lane.
- 2.1.4 The site is referred to locally as Knoll Hill and is acknowledged for its distinctive landscape character. The site lies to the southern border of the North York Moors National Park, within the Howardian Hills Area of Outstanding Natural Beauty. Ampleforth village is located between the villages of Wass to the west and Oswaldkirk to the east, 22 miles north of York and 18 miles west of Thirsk.
- 2.1.5 There is an existing vehicular access to the site from Jerry Carr Bank/ Carr Lane which is to be utilised as part of the development.

## 2.2 Planning History

- 2.2.1 A desk-based review of the relevant planning history pertaining to the site has been undertaken and is as follows:

Figure 2.2 Planning History

Reference	Address	Description	Decision	Date
18/00504/TELN56	Land to South of Carr Lane, Ampleforth	Erection of a 10m high street works pole for Smart Meter electronic communications with mounted equipment including 1no. GPS antenna at 10.3m and 1no. 3G antenna at 9.6m and at ground level a concrete plinth with Smart Metering equipment enclosure and power supply meter cabinet	Approved	11.07.2018



## 3. The Proposed Development

### 3.1 Introduction

- 3.1.1 The application proposes the erection of a detached dwelling, associated garage, pavilion, barn and stables and erection of ground-mounted solar panels, together with formation of access drive and reinforced grass turning circle, planting of an apple orchard and additional landscaping.
- 3.1.2 The proposed development has been the subject of extensive pre-application discussions with officers of the local planning authority and independent experts in the fields of design and sustainability, culminating in the submitted scheme which is considered to be both truly outstanding and innovative in its design.

### 3.2 Historical Background to 'Grand Designs' style dwellinghouse

- 3.2.1 Great Britain has a long, and globally unique, tradition of country house building which continues to the present day. North Yorkshire has its fair share of fine houses built on farming and picturesque landscapes. The 1920's saw an enormous number of these houses sold for a variety of reasons which included taxation, maintenance costs and severe loss of life during the First World War (there being no relief from death duties in respect of death while on active service, a situation which was remedied for the Second World War). A similar process happened after the Second World War and sadly many houses were demolished during the late 1940s and 1950s. Country Life Magazine estimates that 1200 notable houses were lost to the nation and in the period since 1918. Its book "England's Lost Houses" pays tribute to some of the finest.
- 3.2.2 The Town & Country Planning Act 1947 effectively stopped any further development of country houses even if the funding was available to construct them.
- 3.2.3 This poor state of affairs resulted in representations being made to the Government in the early 1980's which, in turn, resulted in what was and is still known as "Gummer's Law" whereby, in general terms, if an exceptional proposal was made, planning consent can be granted even in respect of sites with no history of development or economic requirement for development. Gummer's Law was incorporated in planning legislation as Planning Policy Guidance 7 which was itself replaced with Planning Policy Statement 7. The regulatory framework was then completely replaced in 2012 by the National Planning Policy Framework. A revised version of the National Planning Policy Framework was published in July 2018 and forms the basis of the current regulatory framework.

### 3.3 Background to the Application

- 3.3.1 The applicant, Mr Edward Fawcett, and his family are active, longstanding members of the local community. They own and manage three local pubs: The White Swan and The White Horse Inn in Ampleforth and The Fairfax Arms in Gilling East.
- 3.3.2 The applicant's grandparents were descendants of some of the original settlers in the village and the family have remained residents ever since. The applicant's wish is to continue to reside close to the village and continue to be active members of the local community.
- 3.3.3 Indeed, the scheme proposes the planting of an orchard as part of the sensitive landscape design for the wider site. Given the history of apple growing in the area,

including at Ampleforth Abbey, it is considered that the proposals for an orchard are appropriate and reflect the economic and social character of the locality.

- 3.3.4 The applicant intends to supply the cider mill at Ampleforth College and Abbey with apples grown in the proposed orchard. The applicant also aims to produce cider themselves and sell it in three pubs which they own and manage: The White Swan and The White Horse Inn in Ampleforth and The Fairfax Arms in Gilling East.
- 3.3.5 The scheme would therefore help to support the growth and retention of local businesses. The applicants would reside in the proposed dwelling, thereby purchasing local goods and services which would help support local businesses. The scheme would also create jobs during the construction phase and beyond, with careful landscape management of the site required.
- 3.3.6 The site is within 10 minutes' walk of the centre of Ampleforth village where numerous services are available, and there are also bus stops located within the village providing a sustainable transport option to destinations further afield.

### **3.4 Design Brief**

- 3.4.1 The applicant's objective is to build a new house for his own use, with innovative sustainability credentials and the highest standard of architectural design. The architect was commissioned to design a new house that while sensitive to the local vernacular was clearly an outstanding design. The interiors and internal arrangement have also developed to provide an outstanding living space to suit contemporary living and the applicant's own specific requirements.
- 3.4.2 The general principles of the brief which have guided the evolution of the scheme are as follows;
- Organic principles to design and create an extraordinary house which forms a fully-integrated part of the landscape
  - Significantly enhance the landscape, with the architectural and landscape proposals in holistic union
  - Preserve and enhance the existing pond
  - Reduce waste and minimise the environmental footprint
  - Utilise: sustainable technologies and eco and natural materials
- 3.4.3 A significant amount of time has been spent selecting the site, developing the strategy and creating the detailed design of the building and landscaping to achieve these objectives. Indeed, following receipt of the local planning authority's pre-application response in August 2017, 12 months of discussions have been undertaken between the project team and other stakeholders to finesse and refine the scheme to develop the submitted scheme. The scheme is both truly outstanding and innovative in its design.
- 3.4.4 In terms of the sustainability credentials, the client's brief was to advance sustainability in construction.
- 3.4.5 The objective is to harness the "green" technologies as appropriate and to utilise technologies that have not been or very rarely have been used in residential developments in the past. Technologies employed must be affordable for the sound reason that most problems can be solved by spending of vast amounts of money, but this



is not of universal benefit as the technologies cannot realistically be employed either elsewhere or universally due to budget constraints. Thus, to be truly of value, a proposal must be technologically interesting on the one hand but potentially relatively affordable on the other. An example may assist – gold leaf was used by McLaren to assist with heat dispersal from the engine bay of its F1 car with satisfactory results, but such technology is unlikely to be found in the mass of vehicles which constitute the greatest carbon footprint.

- 3.4.6 In this proposal, it is the applicant's intention to use technologies that have not been used widely in the context of residential development in order to further advance the use of technology which has the potential for being a realistic and affordable option for more widespread use. The innovation demonstrated is the connection of the Trombe wall and solar slab with the hybrid solar PV-T, heat pump and earth energy bank intersessional storage.
- 3.4.7 The applicants wish to construct and reside in the house. This approach is supported by the Government, whom are encouraging an increase in self-build projects. The client has local connections and is actively involved in local community life, owning and managing two pubs within Ampleforth village and another in Gilling East.
- 3.4.8 A review of other Paragraph 79 schemes (or Paragraph 55 in its previous guise) within Ryedale District has been undertaken. The review has confirmed that the local planning authority has approved other schemes under the provisions of Paragraph 79 and have given considerable weight to the opinions of the Yorkshire Design Review Panel and evidence submitted by applicants such as letters of endorsement from universities and other organisations. Section 4 of this planning statement provides an overview of the external reviews which have been undertaken by independent experts which have confirmed the design to be truly outstanding and innovative, together with the sustainability credentials of the proposed development.

### 3.5 Supporting Information

- 3.5.1 This Planning Statement should be read in conjunction with the drawings and documents submitted in support of the planning application. For clarity, these are:

#### **Sadler Brown Architecture**

- AL(0)001 - House - Upper Level Floor Plan
- AL(0)002 - House - Lower Level Floor Plan
- AL(0)003 - House - Roof Plan
- AL(0)004 - House - Proposed North Elevation
- AL(0)005 - House - Proposed South Elevation
- AL(0)006 - House - Proposed East Elevation
- AL(0)007 - House - Proposed West Elevation
- AL(0)008 - House - Proposed Section A-A
- AL(0)009 - Barn and Stables - Proposed Ground Floor Plan
- AL(0)010 - Barn and Stables - Proposed Roof Plan
- AL(0)011 - Barn and Stables - Proposed North Elevation
- AL(0)012 - Barn and Stables - Proposed South Elevation

- AL(0)013 - Barn and Stables - Proposed East Elevation
- AL(0)014 - Barn and Stables - Proposed West Elevation
- Ampleforth - Design and Access Statement

**The Landscape Agency**

- 1132 RP001 REV D Ampleforth Landscape Appraisal
- 1132.3-RPT001 Rev A Ampleforth LVIA with Appendices LR
- 1132.4- RP001 Landscape Management and Maintenance Plan
- 1132-001 REV D Landscape Concept Masterplan
- 1132-002 Site Location Plan
- 1132-100 Rev A General Arrangement
- 1132-101 General Arrangement
- 1132-102 CDM Existing
- 1132-103 Rev A CDM Proposed
- 1132-300 Outline Sections
- 1132-301 Outline details

**Ethical Partnership**

- Planning Statement
- Sustainability and Innovation Statement

**Middlemarch Environmental**

- Preliminary Ecological Appraisal – RT-MME-124972-01 (PEA)
- Pre-Development Arboricultural Survey – RT-MME-124972-02 (Arb)
- Arboricultural Impact Assessment - RT-MME-124972-03 (AIA)
- Habitat Suitability Index and eDNA Pond Assessment - RT-MME-128462-01
- Breeding Bird Survey - RT-MME-128462-02

**BWB**

- Flood Risk Assessment - LCL-BWB-ZZ-XX-RP-YE-0001\_FRA-S2-S01

**Plus Integreat – Design Review Service for Yorkshire and the Humber**

- Design Review 1 Report
- Design Review 2 Report

**Carbon Free Group**

- Letter of support Ampleforth

**The Model Group**

- Scaled Architectural Model



## 4. Design Review

### 4.1 Introduction

- 4.1.1 The proposed development has been the subject of extensive internal evaluation and critical appraisal by the design team. The proposed development has also been the subject of external evaluation and critical appraisal by industry experts.
- 4.1.2 This section provides an overview of the external reviews which have been undertaken to critically evaluate the proposal in order to confirm it is truly outstanding and innovative and promotes high levels of sustainability. The feedback from these external reviews has been acknowledged and acted upon, culminating in the proposals which are the subject of this planning application.

### 4.2 Yorkshire Design Review Panel

- 4.2.1 The Yorkshire Design Review Panel, managed by Integreat Plus, is an impartial, multidisciplinary peer review process comprised of experts working in the field of the built environment including architects, landscape architects and planners. The Panel provides impartial expert advice to applicants and local authorities on design issues.
- 4.2.2 As stated at paragraph 129 of the NPPF, the recommendations of design review panels are a material consideration for local planning authorities when determining planning applications.
- 4.2.3 In the officer's formal response to the pre-application on 11<sup>th</sup> August 2017, it was recommended that comments on the scheme be obtained from the Yorkshire Design Review Panel.
- 4.2.4 The officer's constructive comments in the pre-application response have been fully acknowledged and acted upon. In the 12 months since receipt of the pre-application response from the local planning authority, the scheme has been the subject of rigorous assessments by the design team, as well as external review by the Yorkshire Design Review Panel on two separate occasions.
- 4.2.5 The scheme has been designed to acknowledge the site's location within the Howardian Hills AONB and close proximity to the North York Moors National Park. The scheme would conserve and enhance the natural beauty of the AONB and National Park, through sensitive landscape management and the introduction of a truly outstanding and innovative development, which will help raise the standards of design in rural areas both locally and nationally.
- 4.2.6 The outstanding and innovative nature of the scheme has been both recognised and supported by the Yorkshire Design Review Panel.
- 4.2.7 In their most recent appraisal of the design, the Panel stated that:  
*"Maintaining and respecting the VIUA to the north of the site is a sensitive and well-considered approach and results in a house that interacts well with the landscape to the south and is reasonably well screened when viewed from Jerry Carr Bank and Knoll Hill to the north. The proposal as a whole represents an innovative reinvention of the farmstead typology."*

*The Panel applaud the exploitation of the topography of the land to help integrate the house into the landscape. This study of contours has also dictated the pattern of proposed planting of the orchard, which again is admired by the Panel.*

*In general, this is a very exciting proposal that just needs a little more refinement and detailing. It is already innovative in its design approach with the potential to be considered outstanding once the detailing is executed to the same standard."*

- 4.2.8 The submitted scheme has been carefully refined to accommodate the detailed comments of the Yorkshire Design Review Panel. It is considered that the scheme can now be considered to be both a truly outstanding and innovative design.
- 4.2.9 Copies of the Yorkshire Design Review Panel reports from the first review in November 2017 and the subsequent review in May 2018 have been submitted in support of this planning application.

### **4.3 Carbon Free Group**

- 4.3.1 The design team have been working closely to design a scheme which achieves the applicant's aspirations of a development which incorporates and promotes high levels of sustainability.
- 4.3.2 The design team have developed an innovative approach to incorporating and promoting high levels of sustainability in the design of the development. Further details of the sustainability and innovation credentials of the proposed development are included within the submitted Sustainability and Innovation Statement.
- 4.3.3 The sustainability and innovation credentials of the proposal have also been appraised by the Carbon Free Group.
- 4.3.4 The Carbon Free Group CIC is a movement for change focused on accelerating decarbonisation of the built environment through connected innovations and collaborative working. The organisation incorporates a management team coordinating a wide range of member businesses and professionals (currently 130). Together, they represent the forefront of innovation and best practice harnessing expertise in all aspects of healthy, sustainable, and circular economy approaches, integrated across design, construction and behavioural change. This builds industry capacity and SME entry opportunities to enact change in a novel way.
- 4.3.5 The Carbon Free Group's approach is specifically designed to ensure that the collaboration of members accelerates the delivery of vastly improved carbon management and wider sustainability best practice.
- 4.3.6 As an organisation, the Carbon Free Group have worked on a significant number of successful Paragraph 55 (now 79) projects, across the UK, using a variety of technology combinations and architectural approaches, therefore it is felt that the organisation is well placed to comment on both general architectural and technology approaches. In that regard, Carbon Free Group considers the low energy approach and innovative design, in combination with the use of Trombe walls, solar slab and earth energy bank is in itself, innovative and a showcase of best practice sustainable construction approach.
- 4.3.7 The Carbon Free Group have evaluated the proposed integration and hybridisation of technologies and their subsequent application in the design of the proposed development. Their response confirms that the design is both innovative and promotes high levels of sustainability.



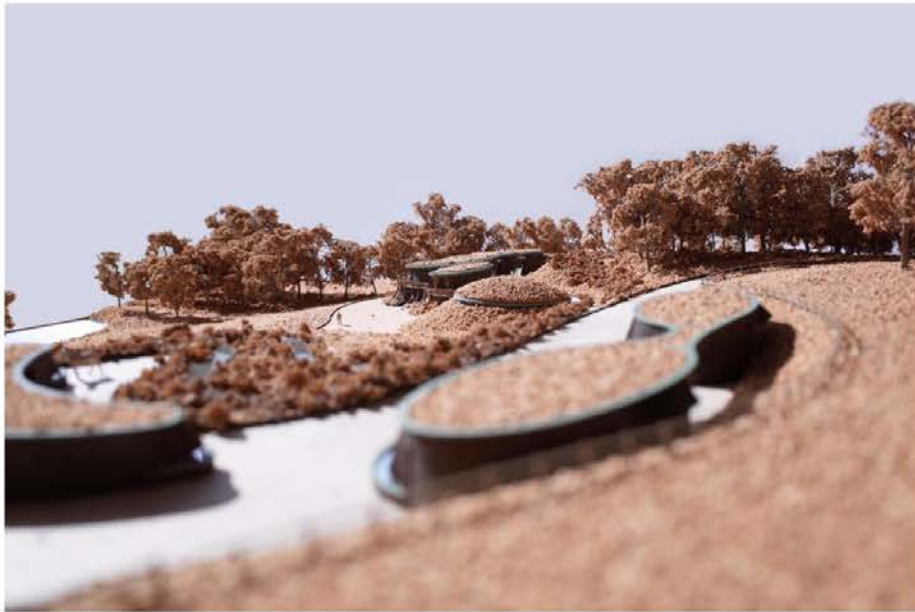
#### **4.4 Objectively verifiable evidence**

- 4.4.1 The design has been appraised both internally, by the design team, and externally, by leading architects, landscape architects, planners and sustainability experts.
- 4.4.2 The reports from the Yorkshire Design Review Panel (IntegreatPlus) and the letter from the Carbon Free Group provide objectively verifiable evidence that the proposed development has been the subject of independent, critical assessment by industry experts, whom consider the design to be truly outstanding and innovative, as well as promoting high levels of sustainability.

#### **4.5 3-D Model**

- 4.5.1 A 3-D model of the proposed development has been prepared by The Model Group. The model will be submitted to the local planning authority to aid their assessment of the planning application.

Figure 4.1 Photograph of 3-D Model



## 5. Design and Access Statement

### 5.1 Introduction

- 5.1.1 A Design and Access Statement has been prepared by Sadler Brown Architecture and is submitted in support of this planning application. This section provides an overview of the submitted Design and Access Statement.

### 5.2 Proposed Location of the Dwelling

- 5.2.1 The position of the house within the wider landscape is proposed to be sited at the bottom of the land, to allow a strong physical and visual connection with the land itself.
- 5.2.2 If the house was located at the north end of the site, the connection with the land to the south would be purely observing the distant views, rather than having a more harmonious and tangible interaction with the landscape.
- 5.2.3 Developing the dwelling close to Knoll Hill would result in a home which is highly visible from key viewpoints, potentially dominating and detracting from the landscape setting. Similarly, a house which is perched, looking down on the village, was considered too imposing in this sensitive context.
- 5.2.4 For these reasons it is proposed that the house should gently nestle within the site contours to the southwest corner of the land.

### 5.3 Contextually Derived Solutions

- 5.3.1 The design team approached the design in a manner where decisions could be informed through observations of the site context. This could be an aspect of the wider context, site specific or a historical aspect.
- 5.3.2 The historical apple production located at the Ampleforth Abbey has strongly inspired the general architectural concept, as well as the general site development as a site supporting apple production for cider.
- 5.3.3 The idea of a "germinating house", which grows from the ground up, blending visually with roots emerging from the ground and covered with climbing plants, borrows inspiration from sprouts and seeds and how they grow and physically relate to the ground.

### 5.4 Curvilinear Design

- 5.4.1 This project builds upon an architectural philosophy which is encapsulated in contextually derived solutions, alongside organic principles. A strong and philosophical based architectural approach produces uncompromising buildings which enshrine the principles set out in Paragraph 79 of the NPPF. The "*highest standards in architecture*" are achieved by buildings which carry through those principles into every detail of the building. This project does that by developing the site observed curved landscape forms alongside organic principles to propose the curvilinear forms. Geometrical proportions are then used in an uncompromising manner to set the scale, length, proportion and controlling dimensions of each part.
- 5.4.2 The resultant forms are curvilinear in plan and, partially, in elevation, providing an extraordinary internal space. "*Circular living provides a balance looking inward and outward, looking out at the natural environment and surroundings but then coming in again to the self and the hearth*" (David Raitt, Yurts Living in the Round).



- 5.4.3 It is our belief that curved forms, as living spaces, provide a better sense of well-being. The mystical properties of this philosophy are enshrined in the Chinese philosophy of Feng Shui and such forms are common in ancient cultures with roundhouses and yurts. We seek to build upon the mystical relationship between man and nature with our buildings, so that nature is given expression in physical and harmonious forms. We believe through this architectural approach that we create the *"highest standards in architecture"*.

## 5.5 Exceptional in its Architectural Approach

- 5.5.1 Roger H. Clark and Michael Pause in their book, 'Precedents in Architecture: Analytic Diagrams, Formative Ideas, and Parts' (2005) state, *"It is rare to find a building configuration which embodies a single formal theme in absolute purity. More normal is a variety of patterns layered upon one another - the consequence of which is the potential for the richness that can evolve from multiple interpretations."*
- 5.5.2 With regard to NPPF Paragraph 79, the team have sought to address the notion of 'exceptional' with the use of multiple themes. The term 'exceptional' is, therefore, understood as being held in the sense of integration; whether the themes integrate to show a well-considered design approach which is 'above the norm'.

## 5.6 Design Development Overview

- 5.6.1 The proposals are not only the result of a collaborative process between the Client and design team, but also a collaboration with input by leading professional peers within the built environment context. The role of the Yorkshire Design Review Panel (Integrate Plus) as an independent body in reviewing the proposals, has been considerable. Over the course of the design development, the design team sought two separate reviews with Integrate Plus in November 2017 and a subsequent review in May 2018.

## 5.7 Design Review 2

- 5.7.1 The Integrate Plus Design Review Feedback letter at the second review stated that the proposals were *"developing into one of the best and most interesting Paragraph 55 [now 79] schemes that the Panel has seen."*
- 5.7.2 A summary of the main issues the Panel asked to be addressed included:
1. Regarding barn and stables, although the Panel stated that they were individually well designed, it was noted some tension and conflict between the organic forms of the house and the more geometric barn and stable.
  2. Further consideration towards the cloister and its relationship to the organic form of the building, suggested the possibility of having it removed.
  3. More work to be done on the elliptical roof and their form.
  4. Creation of a physical model to better understand house, barn and stables in their context.
  5. Refining the transitional area of land between the house, barn and stables, to give this space some more clarity and identity, which presently displays some ambiguity about whether it is garden, farmyard or cultivated area.



## **5.8 Design Response**

- 5.8.1 The issues raised in the May 2018 second Design Review response were considered over a further period of three months. The design development addressed the issues in the following ways:

### **Barn and Stables**

- 5.8.2 The response to better integrate barn and stables geometry within the overall architectural composition, has led the design team to effectively re-think this typology.
- 5.8.3 The form of the buildings has been conceived to take advantage of natural ventilation, by creating lower and upper "gills". While in traditional barns and stables the ventilation is often a retrofit solution, the case of Ampleforth shows a harmonic integration between form and function, which can indeed be called innovation in this typology.
- 5.8.4 Additionally, water troughs collect water from the green roofs, providing, once filtered, drinking water for horses and for the other water site needs.

### **Edge of building and "roots"**

- 5.8.5 Following the comments from the Design Review Panel, it has been decided to omit the cloister, pushing the lower floor edge towards the structural roots. This, in turn, has allowed the possibility to create areas of planters and solar collectors, which would be horizontal, preventing any vertical glazed surface to appear, apart from the windows apertures.

### **The leaves**

- 5.8.6 Roofs and hoppers have been integrated in a unique form, never seen before, which acts as an integrated water harvesting device, contributing to the overall water collection strategy.

### **Climbing plants**

- 5.8.7 Climbing plants will grow at terrace level, up to the roof fascia from the hopper's rods and through the balustrade mesh, via carefully designed planters. The landscape will also blend to the house in the space between the structural roots, partially covered with climbing plants and grass.

## **5.9 Principles for Design**

- 5.9.1 The proposals for this new house are a union between architecture and landscape observed in a modern contemporary approach to the development of the English Country House. The relationship between the landscape and the building is a key component of this scheme, integrating the new building with its wider landscape setting.
- 5.9.2 Over the past centuries, progressive architects have used 'the house' as a crucible for invention, a place to test novel concepts, forms and materials. This building builds on that tradition as seen in such iconic structures as Le Corbusier's Villa Savoye and Frank Lloyd Wright's Falling Water. A key component found in iconic examples is the role of context; where they are sited and how the architecture reacts to the specific site features and forces that gives them their special status.
- 5.9.3 The position of the house in Ampleforth offers the chance of a unique interaction between land and architecture that has informed the theme of a 'germinating house'. This theme has subsequently developed to be representative of an innovative house typology using

the conceptual notion of a 'seeds growth' as the key guiding principal to inform the appearance.

- 5.9.4 The proposals also follow the principles found in 'organic architecture' with natural, softened sinuous forms that grow out gently on the hillside and have been designed to maximise the area of south facing envelope for solar advantage. The rhythms and undulations of the organic forms offer further layers of abstract symbolism: For example, the semantics associated with disrupting the earth underground, roots, leaves etc. The result is a sense of multiple visual interpretations and richness to the onlooker.

## **5.10 Meeting the requirements of Paragraph 79**

- 5.10.1 The whole project meets the requirements of the NPPF Paragraph 79 in terms of the quality of its design, materials and innovative technologies.
- 5.10.2 Sadler Brown believe firmly in the genius loci of the site. The site emits a natural energy which can be divined to inform the site for the man-made intervention. We seek to provide a balance between the natural and the man-made. Ecologically benign buildings need to respond to natural forces such as passive solar gain, daylight, natural ventilation and landscape as well as cultural issues such as visual intrusion, light pollution, and accessibility.
- 5.10.3 To make best use of the site, the building form should be optimised to ensure a best response. Here the wonderful and romantic site context allows the architect to produce the building form which responds to these forces.
- 5.10.4 Sadler Brown seek to provide low carbon buildings, not only in operational terms but also in the construction processes. This means that they create the building from low processed and low embodied energy materials. Local suppliers and manufacturing take precedence to allow the building form and structure to be developed.
- 5.10.5 This is a building sympathetic with its location – socially, economically and ecologically. This project seeks to make a contribution to the exceptional body of architecture in the UK. This is done not by replicating but by enhancing it to create architecture that is of our time, innovative and contemporary.

### **Exceptional Quality**

- 5.10.6 Sadler Brown have a very strong concept which is expressed in the built form with the underlying principles of Organic Architecture expressed in every detail of the building. The building has been designed at the cutting edge of architecture and technology in the 21st century.

### **Innovation**

- 5.10.7 Innovation in the context of Paragraph 79 should not be interpreted as the need for constant novelty for its own sake as this would not provide transferable solutions. Innovation is not used for its own sake but to create an opportunity for experimentation to provide solutions for the future use of sustainable systems and materials more widely in rural areas. Thus, it is not intended that this can be directly replicated but learnt from. This is an organic approach to architecture in its broadest sense.

### **Isolated**

- 5.10.8 The site of the proposed development is located in an area where there are a number of isolated dwellings. The proposed site is isolated sufficiently so as to ensure a standalone



feature within a wider landscape setting but also within short range of good services and transport access.

### **Truly Outstanding**

- 5.10.9 What is it that can lift the ordinary to become truly outstanding? After all, a building is a functional object which provides shelter. However, when a building not only satisfies its functional requirement but also provides 'delight' it has exceeded its function. This building surprises and expands the human experience in the external and internal spaces, views and vista that it creates. It is an outstanding design and truly stands out from the crowd.

### **Highest Standards in Architecture**

- 5.10.10 Sadler Brown have interpreted the spirit of reflecting the highest standards as a means of promoting new solutions and experimental methods, which may be directly transferable within the wider context of rural building to create the country house of the future. This project demonstrates that basic materials can be used in new and innovative ways to provide solutions to contemporary problems associated with rural buildings. This project provides a test bed for the introduction of new methods and materials in construction, which are sustainable and from local sources.
- 5.10.11 This project follows the tradition of the English country house and its symbiotic relationship between architecture and landscape. It is common, in local communities, to believe that development within the countryside can degrade the open countryside through its intervention. We believe that, in common with the English tradition of building and landscape working together, this project enhances this place, it creates shelter, drama and delight.
- 5.10.12 It may sound a little harsh, but the designs proposed for the majority of new houses in the UK are boring, at best unadventurous and normally just dull. They are often variations on the Victorian vernacular or neo-Georgian theme and more or less mimic the houses that surround them. Even the houses built and designed by self-builders are often very similar to those produced by volume housebuilders.
- 5.10.13 But it doesn't have to be like this. In design terms, one can argue that the 1930s, 50s and 60s explored every imaginable combination of flat roofs, steel, glass and concrete, and that no design today can ever be described as truly new. But this is not correct.
- 5.10.14 Contemporary design is that which makes the best use of the most up-to-date materials and ideas in both the technical and aesthetic sense. The fact that some of it may have been done before is not relevant.
- 5.10.15 A contemporary design can either involve new materials and technology used in a traditional format or the use of traditional materials in a new and innovative design, or it can be a combination of both. In any event, it enables both originality and utility and the house are unlikely to look much like its neighbours.
- 5.10.16 Where adventurous new designs have been tried, they became local landmarks and have been the subject of positive interest.
- 5.10.17 A key reason for sticking to neo-traditional design seems to be an expectation that it will be very difficult to get planning permission for anything that could be described as modern or contemporary.

- 5.10.18 As with any planning application, traditional or modern, the relevant planning policies are critical. Many recent central and local government policy pronouncements actually support and encourage modern design, but there is an ingrained planning restriction to the idea that the development should blend in with its surroundings.
- 5.10.19 Paragraph 79 sets the tone for the Government's support for contemporary architecture and high environmental standards in design. It gives great emphasis in all their planning documents to sustainability and this concept includes energy efficiency and the effective use of land.
- 5.10.20 Contemporary design and architecture can be used to maximise the use of a site, whilst minimising visual impact and also to incorporate the very best in energy efficient technology.

#### **Raising Standards of Design**

- 5.10.21 Traditionally, most houses in the countryside were of a plain, rather austere character. The only exceptions were the mansions of estate owners or some more ornate houses erected in the Victorian periods. In recent years however, there has been a marked tendency for new dwellings in the countryside to adopt the style and appearance of typical suburban development of the period e.g. mock Georgian and Tudor. Whilst some of these styles may not look out of place in a housing estate in a town, they are generally incongruous in a rural setting. They have the effect of debasing the distinctive regional character and blurring the contrast between town and country.
- 5.10.22 However, this project seeks to prove that things can be done differently, but by still using vernacular materials. This project shows that it is possible to create beautiful and delightful forms and places within the countryside, drawing its inspiration from the very earth in which it sits. Providing exemplar examples of how this can be achieved is one of the merits patrons of country houses can provide for future generations to enjoy.

#### **Enhancing the Setting**

- 5.10.23 This scheme will bring a sustainable place not only in terms of its energy efficiency, but also to provide food and fuel to create a harmony between habitation and landscape. It will provide places for storage and amenity for the human occupants, but also provide new habitats and an ecosystem to enhance the wild nature of this place in a managed manner. In addition to the significant enhancement of setting that is offered by the introduction of a new work of architecture and biodiversity enhancements that are proposed as part of this application are also enriched for future generations to enjoy.

#### **Charm/ Sensitivity to Local Area**

- 5.10.24 The character of this area is a relatively diverse one with many examples of every period of architecture, and its fair share of poor-quality housing and agricultural structure. Our approach is sensitive and provides a building form which with the use of high-quality natural materials will weather well and sympathetically and enhance the predominant features of this area.



## 6. Sustainability & Innovation Statement

### 6.1 Executive Summary

- 6.1.1 The total thermal requirement for the new dwelling at Ampleforth has been modelled on the submitted designs. This report sets out the market's ability to provide an approach to meet the building's energy demands and a means for inter-seasonal energy storage
- 6.1.2 The energy performance figures are estimated and are based upon targeted thermal performance figures to provide and inform an overall approach. Detailed designs and energy strategy will be prepared when the fabric and architectural specification are confirmed.
- 6.1.3 A review of the suitability of the site for an Earth Energy Bank (EEB) mini-borehole solution has been undertaken based upon local geology. This technology has been identified as suitable and appropriate for the site. Heat will be transferred into and out of the concrete using a series of 1.5m thermal probes spaced at 1m centres, made from PEX pipe. This is similar to that used in conventional ground source heating systems. Thermal energy will be passed from an array of PV-T modules to the concrete using a glycol fluid medium. The same circuit will recover the heat when needed via a modulating, reversible heat pump, from which it will be passed, either to a DHW cylinder, or low temperature underfloor heating system throughout the main living areas. It is recommended that bedrooms be fitted with low voltage dc irradiant heat for occasional use when ambient temperatures are particularly cold.
- 6.1.4 Additional energy will be captured from hybrid Trombe walls and solar slabs. This will enhance the passive nature of the building and enable it to achieve a net zero-energy rating.
- 6.1.5 A review of the suitability of Trombe walling has been undertaken to ascertain the potential energy contribution to the building's overall energy requirements. This model provides an understanding of the potential level of contribution (subject to material selection and wall thickness, glass type and opacity).
- 6.1.6 The available heat contribution from the Trombe walls has been measured at 6,066kWh.
- 6.1.7 The building design will also include heat recovery ventilation, waste water heat recovers, as well as low flow taps and showers, LED lamps and AAA rated electrical goods to minimize energy consumption.
- 6.1.8 Additional electrical energy will be produced via 48 x 250W Romag, ground mounted, Photovoltaic-Thermal collectors producing circa 11,000kWh/annum electrical energy and 35,368kW of thermal energy, meeting 100% of the building's energy requirements.
- 6.1.9 A minimum of 9kWh of battery storage are proposed to be installed to make best use of the electrical energy produced on site.

## 7. Landscape Appraisal

### 7.1 Executive Summary

- 7.1.1 This section provides an overview of the landscape appraisal undertaken of the site and adjacent land by The Landscape Agency. Full details can be found within the Landscape Appraisal which has been submitted in support of this planning application.

#### **Brief History of the Site**

- 7.1.2 Ampleforth is an attractive village situated along the southern slopes of the Hambleton Hills, along the spring line which has assured the area a good source of water. The slopes run down to the Coxwold-Gilling Gap, a valley which separates the Hambleton and Howardian Hills. The river Holbeck runs through the valley. The underlying soil is Kimmeridge Clay and gravel.
- 7.1.3 The village has existed since Saxon times and was divided into three parishes or "wapentakes", which meant that there was no overall squire, it was a community of freeholders who began developing the land. The remains of the Saxon three field strip system can be seen today, to the enclosures and high farming of the 1800's on the hill to the north of the village. In 1086 when the Domesday Book was compiled, the village appears as Ampreforde a name of Saxon origin, meaning the ford of the Sorrel or spacious passage across the water. There are two sites in the village today that people refer to as fords, both are covered by bridges. Sorrel still grows freely around the village.
- 7.1.4 After the Second World War, Ampleforth mainly consisted of houses built along the main street and along St Hilda's Walk to towards the church to the south. Most of the buildings date back to the 19th century and are built in local stone. There are 13 listed buildings within the village. After the war the village began to spread southwards and further east. Most of the construction took place in the 1960s. The development of Abbey Gardens took place around 2015 and construction still continues today.
- 7.1.5 The site of Knoll Hill appears on historic maps dating back to 1856 and photos show this site forming a distinctive backdrop to the west end of the village, this view from the village towards Knoll Hill is virtually unchanged today. The site lies on the southern boundary of the North York Moors National Park, within the National Park along the valley there are existing later developments of larger individual settlements visible within the wider landscape.

#### **Aspirations for the Site**

- 7.1.6 The site has reached a critical moment in its history. Continued limited use and management will result in a degraded, overgrown landscape with deterioration of the existing features, including the decline of specimen tree and hedgerow planting will contribute to the loss of the existing character. There is great opportunity for both preservation and to bring new meaning and purpose to this outstanding landscape, securing its future for subsequent generations. The strategy for the site will seek to build upon the best remaining landscape layers and create a long-term vision to manage and reform a recognised landscape character, and sensitively introduce innovative built and natural form.
- 7.1.7 It is proposed to build a new country house, which would help secure the future of this landscape and ensure ongoing stewardship for the benefit of the wider area. The planning



application is for a new dwelling under the terms of Paragraph 79 of the NPPF, which requires a new dwelling to protect and enhance the countryside, be innovative and of the highest quality design.

### **Landscape Character**

- 7.1.8 Landscape Character is assessed at different scales, from the national level to county, district and site specific. Assessment of the landscape can help in:
- Understanding how and why landscapes are important;
  - Promoting an appreciation of landscape issues;
  - Successfully accommodating new development within the landscape; and
  - Guiding and directing landscape change.
- 7.1.9 In 1996 the former Countryside Commission and English Nature, with support from English Heritage, produced the Character of England Map. This map combines English Nature's Natural Areas and the former Countryside Commission's Countryside Character Areas into a map of 150 Joint Character Areas (JCA) for the whole of England.
- 7.1.10 The site is classified in the 'Character of England Map' as falling within National Character Area (NCA) 29: Howardian Hills. The site also lies within close proximity of NCA 25: North Yorkshire Moors and the characteristics of these two-character areas should also be considered.

### **National Character Area 25: North York Moors and Cleveland Hills (NE352)**

- The North York Moors and Cleveland Hills National Character Area (NCA) comprises a well-defined upland area, rising from the Tees Lowlands to the north, the Vale of Mowbray and Howardian Hills to the west and the Vale of Pickering to the south. To the east it is bordered by the North Sea, the extensive stretches of high coastal cliffs exposing the geology that shaped these uplands. Some 85 per cent of the area falls within the North York Moors National Park.
- The North York Moors and Cleveland Hills are an elevated upland of sandstone geology, incised by valleys, which features the largest continuous expanse of upland heather moorland in England, internationally recognised for its important habitats and the moorland bird population it supports. The expansive, largely treeless, central moorland plateau contrasts strongly with the enclosed valleys; some are narrow and wooded, while others such as the Esk are wider, with an upland landscape of walled and hedged pastures. Over 25 per cent of the area is semi-natural moorland habitat (upland heathland and blanket bog), much of which is designated as Sites of Special Scientific Interest, and the area has about 21 per cent woodland cover (mostly located to the south-west and south-east). It is largely unpopulated, with scattered farmsteads and small villages, and the main population centres lie along the coast and southern edge.

### **National Character Area 29: Howardian Hills**

- The Howardian Hills are a clearly defined belt of irregular, rounded ridges of Lower, Middle and Upper Jurassic rocks with intervening sheltered valleys, a diverse landscape of woodlands, historic buildings, designed parkland and villages, and rolling arable land on ridges and open plateau.



- Three-quarters of the Howardian Hills National Character Area (NCA) is within the Howardian Hills Area of Outstanding Natural Beauty (AONB), which lies immediately to the south-west of the North York Moors National Park; 3 per cent of the NCA lies within the National Park boundary. The ridges afford extensive views to the Vales of York and Mowbray to the west, and the Vale of Pickering and the Yorkshire Wolds to the east. It is in the Vale of Pickering that the River Derwent rises and, unusually, begins its journey inland, forced away from the sea by glacial ice during the last ice age and through the glacial outflow channel at Kirkham Gorge, into the Howardian Hills and from there southwards towards the Humber Estuary. The Derwent is an important natural feature of the NCA: it is of European importance as a Special Area of Conservation (SAC) supporting otter, bullhead, and both river and sea lamprey.

#### **Summary of Site Constraints**

- The site is set within Howardian Hills Area of Outstanding Natural Beauty (AONB), adjacent to Ampleforth Village Conservation Area, Knoll Hill Site identified as Visually
- Important Undeveloped Area (VIUA) within The Ryedale Local Plan.
- Prominent visibility of the site particularly Knoll Hill from the village to the east of the site and from the surrounding landscape from the south of the site. The setting of the site should be considered and respected.
- Access must be retained to the Public Right of Way passing through the site. The route should be retained and integrated into any proposals.
- The original access is to be consider in terms of safety and quality along Jerry Carr
- Bank and the well-treed entrance to Ampleforth Village.
- Existing mature specimen tree planting and areas of historic woodland should be retained and protected during construction works.
- Recent self-set woodland currently restricts the visual relationship and the quality of the water body.
- Existing water courses along the wooded beck.
- Existing boundaries within site should be retained or enhanced and maintain to support the distinct characteristics of The Southern Moors Fringe of the AONB landscape west of Ampleforth.

#### **Summary of Site Opportunities**

- Opportunity to appropriately develop, protect, enhance and manage the site in line with policy relevant to AONB to ensure the sites sustainability.
- Protect, enhance and manage Knoll Hill's distinctive character, opportunity to plant next generation trees to replace the existing significant trees within the site.
- Ensuring any development enhances and protects and does not adversely affect the character or appearance of this Visually Important Undeveloped Area within The Howardian Hills Area of Outstanding Natural Beauty.

- Enhance and protect key historic views and vistas.
- Consider scale, character, of existing individual settlements along the valley as an indicator for appropriately siting new development.
- Maintain Public Right of Way access through the site.
- Celebrate and manage all existing specimen trees. Opportunity to reinstate, enhance and maintain lost hedgerows.
- Manage existing areas of woodland and enhance the biodiversity value.
- Manage existing water courses and water bodies to improve the setting and enhance the biodiversity value.

### Summary of Appraisal

7.1.11 The site appraisal map illustrates the key constraints and opportunities to development of the site;

Figure 7.1 Summary of Appraisal



7.1.12 Based on the identified opportunities and constraints, the scheme has evolved to:

- Protect, manage and maintain significant views and vistas (AONB & VIUA)
- Protect, manage and maintain the distinctive character and appearance of Knoll Hill landscape setting (AONB & VIUA).
- Protect, manage and maintain existing PRoW.
- Protect, manage and maintain the distinctive character and appearance of the Holbeck water course enhancing biodiversity and ensuring the sustainability of the watercourse in line with the Southern Moors Fringe Character area.
- Protect, manage and maintain the existing woodland, trees and hedgerow planting ensuring the protection and succession of vegetation character of the site within the wider landscape setting.
- Protect, manage and maintain the water body and associated wet land planting to improve the setting in association with the wider landscape context, improving biodiversity and enhancing the quality of this landscape feature.



## 8. Landscape Visual Impact Assessment

### 8.1 Executive Summary

- 8.1.1 This section provides an overview of the Landscape and Visual Impact Assessment (LVIA) undertaken by The Landscape Agency to understand the likely effects on landscape and visual amenity as a result of the proposed development. Full details can be found within the Landscape and Visual Impact Assessment which has been submitted in support of this planning application.

### 8.2 Key Objectives

- 8.2.1 The key objectives of the LVIA are as follows:
- Consider the landscape character and visibility of the Site and surrounding area and to identify any notable landscape features within the Site;
  - To determine the sensitivity of the landscape and visual receptors to the type of development proposed;
  - To identify and describe any changes arising from the project relating to landscape and visual issues. This is determined as the magnitude of change;
  - To identify and describe any mitigation measures that have been included; and
  - To evaluate the significance of residual landscape and visual effects.

### 8.3 Conclusions

- 8.3.1 The Proposed Development will be of a small-scale, in relation to the overall Study Area, and would seek to retain and reinforce common landscape characteristics of the Study Area. It is therefore considered that the Proposed Development would not be incongruous within the existing context to the village edge of Ampleforth or within the wider landscape context.
- 8.3.2 Overall, the built form within the Site is relatively well screened from views within the surrounding landscape which is helped by the existing topography and by its mature and well-established boundary tree and hedge planting associated with the agricultural landscape.
- 8.3.3 The Proposed Development responds positively to existing vegetational boundaries and topography as the built form will often be partially screened or softened by existing hedges and hedgerow trees along with proposed tree planting which will help to augment the development into the wider landscape.
- 8.3.4 In conclusion, there is no over-riding landscape or visual reasons, identified by this LVIA, to suggest that the Proposed Development would cause significant harm to landscape or visual amenity. Therefore, as this LVIA demonstrates, the approach to Proposed Development within the Site should be supported, subject to further detailed design.

## 9. Flood Risk Assessment

### 9.1 Executive Summary

- 9.1.1 This section provides an overview of the Flood Risk Assessment undertaken by BWB Consulting. Full details can be found within the Flood Risk Assessment which has been submitted in support of this planning application.
- 9.1.2 This Flood Risk Assessment (FRA) has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. It has been produced on behalf of Mr. Edward Fawcett in respect of a planning application for a sustainable residential development on greenfield land to the west of Ampleforth (approximate grid reference: 457700, 478500).
- 9.1.3 This report demonstrates that the proposed development is not at significant flood risk, subject to the recommended flood mitigation strategies being implemented.
- 9.1.4 The entire site is located in Flood Zone 1 (Low Probability), located approximately 200m to the south of the site is the Holbeck which has areas of Flood Zone 2 (Medium Probability) and Flood Zone 3 (High Probability) associated with it. To the east and west are two unnamed drains that are shown to discharge into the Holbeck. The raised elevation of the site above the watercourses is such that there is not considered to be a direct risk from the fluvial source.
- 9.1.5 The site is identified to have a very low susceptibility from the pluvial source, with areas surrounding the site shown to have a medium and high susceptibility, commensurate with the surrounding watercourses/drains. There are no records of the surrounding area of Ampleforth having previously been affected by pluvial flooding.
- 9.1.6 The underlying geology has been identified by British Geological Survey Mapping to be comprised of Ampthill Clay and Kimmeridge Clay formation. The impermeable nature of such geology is considered to act as a barrier and greatly reduce any risk of groundwater emergence. There are no records of the site or immediate surrounding area having previously been affected by groundwater flooding.
- 9.1.7 In compliance with the requirements of National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site.



## 10. Preliminary Ecological Appraisal

### 10.1 Executive Summary

- 10.1.1 This section provides an overview of the Preliminary Ecological Appraisal undertaken by Middlemarch Environmental. Full details can be found within the Preliminary Ecological Appraisal which has been submitted in support of this planning application.
- 10.1.2 Middlemarch Environmental Ltd was commissioned by the Applicant to undertake a Preliminary Ecological Appraisal of the site of a proposed development on land off Carr Lane on the western edge of Ampleforth in North Yorkshire. Proposals are for a large residential dwelling with associated stables and garages in a section of the central to southern end of the site whilst large scale landscaping is proposed on the wider site. To fulfil this, brief an ecological desk study and a walkover survey (in accordance with Phase 1 Habitat Survey methodology) were undertaken.
- 10.1.3 The ecological desk study identified two UK statutory sites, SSSI Impact Risk Zones, seven Ancient Woodland Sites and one non-statutory site within the search area. The site is located within 10 km of one statutory site designated for bats. Consultation is recommended with regard to the SSSI Impact Risk Zones. The desk study also revealed a number of protected and notable species records including protected and notable birds and plants, along with invasive plant species.
- 10.1.4 The walkover survey was undertaken on 30th May 2018 by Charlotte Richardson BSc (Hons), MSc (Ecological Consultant). The site was dominated by three fields of grassland, with a wet ditch, scrub and tall ruderal vegetation and a species-poor hedgerow lining the western boundary; further wet ditches and plantation woodland lining the eastern boundary; and a stream bordered by dense scrub along the southern boundary. A pond surrounded by mixed woodland was present within Field 3, in the south of the site and seven mature trees were scattered within Field 1, to the north of the site. Occasional scattered scrub was also present within Fields 1 and 3.
- 10.1.5 The key ecological features in relation to the proposed works are the presence of notable habitats requiring retention and protection; the presence of invasive species (Himalayan balsam and Rhododendron); and the potential presence of nesting birds, great crested newt and terrestrial mammals, roosting bats and water vole. In order to ensure compliance with wildlife legislation and relevant planning policy, the following recommendations are made:
- 10.1.6 R1 SSSI Impact Risk Zone: The Local Planning Authority and/or Natural England should be consulted prior to any works commencing to ensure the proposals will not pose any risk to nearby Sites of Special Scientific Interest.
- 10.1.7 R2 Habitat Loss and Enhancement: The proposed landscaping should include areas of species rich, neutral grassland to mitigate for losses of grassland habitat in the main application area. Consideration should be given to the use of suitable native species of local provenance within planting schemes.
- 10.1.8 R3 Trees (Including Scattered and Woodland Trees): Mature trees should be retained where possible as they are difficult to replace in the short to medium term. Any trees located in close proximity to any practical works areas should also be protected in accordance with British Standard 5837: 2012.

- 10.1.9 R4 Birds: A breeding bird survey should be carried out to ascertain whether the site is of importance to any protected bird species.
- 10.1.10 R5 Great Crested Newt: An eDNA survey of the on-site pond and nearby lake should be undertaken to ascertain whether these water bodies are used by breeding great crested newts.
- 10.1.11 R6 Terrestrial Mammals: During works, any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day.
- 10.1.12 R7 Roosting Bats: The mature trees identified as having bat roost potential should be retained. If any are to be impacted as part of the wider landscaping works then a Preliminary Roost Assessment of the affected trees will be required.
- 10.1.13 R8 Water Vole and White Clawed Crayfish: A buffer of 8 m should be retained along the Holbeck stream and wet ditches. Should significant works be required within these areas, water vole and white-clawed crayfish surveys should be undertaken to ensure no risk to these protected species.
- 10.1.14 R9 Himalayan Balsam and Rhododendron: Landscaping works must not cause the Himalayan balsam and rhododendron present on site to spread in the wild.



## 11. Pre-development Arboricultural Survey

### 11.1 Executive Summary

- 11.1.1 This section provides an overview of the Pre-development Arboricultural Survey undertaken by Middlemarch Environmental. Full details can be found within the Pre-development Arboricultural Survey which has been submitted in support of this planning application.
- 11.1.2 Middlemarch Environmental Ltd was commissioned to undertake a Pre-development Arboricultural Survey of a site on Jerry Carr Bank in Ampleforth, North Yorkshire. It is understood that the site will be the subject of a planning application for development. To fulfil the project, brief a desk study and a field survey of the trees present on site were undertaken in June 2018.
- 11.1.3 The desk study exercise identified that none of the trees present on site are protected by a Tree Preservation Order. Additionally, this exercise established that the site is not situated within a Conservation Area.
- 11.1.4 Dean Moore (Arboricultural Consultant) undertook the field survey in June 2018. The survey identified that the site contains a number of early-mature, semi-mature and mature trees which are predominantly in a good condition.
- 11.1.5 The most significant tree recorded within the survey was a mature Ash (*Fraxinus excelsior*), which was located adjacent to the northern boundary of the site near to Jerry Carr Bank.
- 11.1.6 In addition to this Ash tree, which was generally considered to have a moderate retention value, a number of other Ash trees were also present within the site. These specimens were less significant in the local landscape, exhibited major cavities and were in decline, which has limited their likely future potential, and as such these specimens were considered to be unsuitable for retention.
- 11.1.7 To ensure the protection of trees selected for retention during the course of the proposed development it is recommended that the guidance set out in Section 5 of the report is considered and that, during development of the site, the retained trees are protected by the erection of tree protection barriers to the specification set out in BS5837:2012.

## 12. Arboricultural Impact Assessment

### 12.1 Executive Summary

12.1.1 This section provides an overview of the Arboricultural Impact Assessment undertaken by Middelmarsh Environmental. Full details can be found within the Arboricultural Impact Assessment which has been submitted in support of this planning application.

12.1.2 It is considered that the proposed development of the site will not have a significant impact upon the visual amenity of the local area as a result of the proposed tree removal necessary to implement it. Additionally, the proposed works are unlikely to impact significantly upon the long-term health of retained trees.

#### General Tree Protection

12.1.3 To minimise the potential for harm to occur to the root systems and canopies of retained trees during development it will be necessary to implement construction exclusion zones throughout the site. These are areas surrounding the trees' RPAs and canopies in which no construction works, or related activities, will be undertaken.

12.1.4 It is recommended that the exclusion zones are afforded protection at all times through the use of tree protection barriers and/or ground protection (specified in accordance with BS5837:2012). No works that cause compaction of the soil or severance of tree roots, except where undertaken in accordance with the guidance provided within this document, will be undertaken within any exclusion zone.

12.1.5 Tree protection barriers should be erected prior to the commencement of any site works e.g. before any materials or machinery are brought on site or the stripping of soil commences.

12.1.6 Drawing Number C124972-03-01, in Section 6, provides a Draft Tree Protection Plan indicating the potential location of protective barriers.

12.1.7 The protective barriers are to be constructed in accordance with the specification detailed in BS5837:2012 (Figure 2; Appendix 2). Any variation to the specification of the protective barrier will be agreed with the Local Planning Authority Arboricultural Officer.

#### Design Amendments

12.1.8 It is not considered that design amendments are required on this site as the trees requiring removal are typically of a low value and there are no areas where significant conflicts between the proposed development and retained trees will occur.

#### Site Setup and Logistics

12.1.9 Prior to commencement of development a plan should be prepared detailing the locations in which activities related to the establishment of a site compound, contractors car parking areas, material storage areas and associated works are to occur. All such areas should be located outside of the RPAs of retained trees.

#### Arboricultural Method Statement

12.1.10 An Arboricultural Method Statement will not be required for the site as very few aspects of the proposed development will require works to be undertaken within the RPAs of retained trees.



## 13. Breeding Bird Survey

### 13.1 Executive Summary

- 13.1.1 This section provides an overview of the Breeding Bird Survey undertaken by Middlemarch Environmental. Full details can be found within the Breeding Bird Survey which has been submitted in support of this planning application.
- 13.1.2 In June 2018 Middlemarch Environmental Ltd was commissioned by Ethical Partnership to undertake a Breeding Bird Survey at the site of the development of a new residential building, with garaging, stables and barns and associated large scale landscaping on the on-Land West of Ampleforth, North Yorkshire. This survey information will form part of the baseline data for the site and will be submitted in support of a planning application.
- 13.1.3 The desk study identified records of four rare or priority bird species within 2 km of the site, tree sparrow, skylark, curlew and hoopoe. Of these, curlew was recorded breeding on the site.
- 13.1.4 The survey visits were undertaken on 14th June; 22nd June and 20th July 2018 by Ellie Rickman MCIEEM (Senior Ecological Consultant). Findings of the survey are summarised in Table A.

<b>Total Number of Confirmed/ Probable Breeding Species</b>	26
<b>Confirmed/ Probable Breeding Species of Principal Importance in England</b>	6 (curlew, dunnock, linnet, marsh tit, reed bunting and song thrush)
<b>Confirmed/ Probable Breeding Local BAP Species</b>	2 (linnet and reed bunting)
<b>Confirmed/ Probable Breeding RSPB Red List Species</b>	4 (curlew, linnet, marsh tit and song thrush)
<b>Confirmed/ Probable Breeding RSPB Amber List Species</b>	5 (dunnock, mallard, redstart, reed bunting and willow warbler)
<b>Significant Concentrations of Confirmed/ Probable Breeding Species</b>	none

- 13.1.5 A further 12 species were recorded using the site but were not considered to have bred. These included barn owl, swift, kestrel and bullfinch.
- 13.1.6 Based on adapted site evaluation criteria originally produced by Fuller (1980), the breeding bird assemblage at the site is considered to be of local to district value. No significant concentrations of breeding species were recorded.
- 13.1.7 The majority of nesting habitat on the site will be retained and enhanced within the landscaping proposals. Some grassland habitat will be lost to the residential development and access road and tree and under orchard planting. However, the increased tree and scrub planting along the western boundary will help to enhance the nesting habitat for the majority of woodland and scrub species and the proposed wetland area to the south will enhance opportunities for wetland birds such as reed bunting, ducks and warblers.



- 13.1.8 The proposed plans are likely to have temporary impacts to nesting birds during the construction phase as a result of noise and disturbance. Post construction, most of the breeding species recorded should continue to breed within the site, however, there may be a negative impact on curlew due to loss of open grassland habitat. However, the site is not considered to be of high value for this species at present due to high likelihood of predation and the early hay cut.
- 13.1.9 Construction Landscape Impacts: Where possible, works likely to disturb breeding bird habitat should take place outside the nesting bird season. The nesting bird season is weather dependent but generally extends between March and September inclusive (peak period March-August). If this is not possible then any suitable nesting habitat likely to be disturbed should be checked by an experienced ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally, for example via the implementation of an appropriate buffer zone (species dependent) around the nest in which no disturbance is permitted until the nest is no longer in use.
- 13.1.10 Post-Construction Impacts: It is considered that the proposed landscaping plans will enhance the site for the majority of breeding bird species recorded. However, curlew may be discouraged from breeding on the site under the current proposals. Opportunities may exist to enhance breeding opportunities for this red listed, priority species through the creation of a larger area of late cut hay meadow with an open treeless area at the centre.
- 13.1.11 Bird Boxes: Opportunities exist to increase the value of the site for some bird species, for example through the inclusion of nest boxes on the new buildings. In particular swift boxes and swallow cups could be installed on the house and/or barns. A barn owl box could be included in an outbuilding or on a large tree to provide additional nesting locations for this species.

## 14. Building for Life Assessment

### 14.1 Introduction

- 14.1.1 Building for Life 12 (BfL12) is a government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live.
- 14.1.2 BfL12 comprises of 12 easy to understand questions that are designed to be used as a way of structuring discussions about a proposed development. There are four questions in each of the three chapters:
- Integrating into the neighbourhood
  - Creating a place
  - Street and home
- 14.1.3 Based on a simple 'traffic light' system (red, amber and green) BfL recommends that proposed new developments aim to:
- Secure as many 'greens' as possible (✓),
  - Minimise the number of 'ambers' (✓) and;
  - Avoid 'reds' (✗).
- 14.1.4 The more 'greens' that are achieved, the better a development will be.
- 14.1.5 A red light suggests that a particular aspect of a proposed development should be reconsidered.
- 14.1.6 There is no set pro forma to be used to undertake an assessment using the BfL12 guidance, it is up to individuals and organisations to create their own pro forma/ document.
- 14.1.7 Although local authorities are encouraged to adopt BfL12, the guidance recommends that LPAs avoid explicitly setting a requirement for all proposed developments to achieve 12 'greens'. Instead, BfL12 recommends that local policies require all proposed developments to use BfL12 as a design tool throughout the planning process with schemes performing 'positively' against it.
- 14.1.8 Indeed, Paragraph 129 of the National Planning Policy Framework encourages local planning authorities to *"make appropriate use of tools and processes for assessing and improving the design of development. These include [...] assessment frameworks such as Building for Life."*
- 14.1.9 The evolution of the scheme has therefore been considered with this assessment framework in mind by the project team – the proposals have also been the subject of external review and verification by the Yorkshire Design Review Panel (IntegreatPlus) on two separate occasions. The Design Review Panel remarked that the scheme *"is a very distinctive and unique proposal, many people won't have seen anything like this before [...] this is a very exciting proposal with the potential to be considered outstanding."*
- 14.1.10 The scheme which is the subject of this planning application has given due regard to the BfL12 criteria and therefore performs well against the majority of the criteria.



- 14.1.11 An assessment of the submitted scheme against the BfL12 criteria has been undertaken. It is considered the assessment demonstrates that the design of the scheme is of an exceptional quality and satisfies the criteria of Paragraph 79 of the National Planning Policy Framework. The application should therefore be supported.
- 14.1.12 Further details of how the scheme satisfies the criteria of Paragraph 79, Paragraph 129 and Paragraph 131 of the NPPF are detailed within the '*Case for the Development*' section 16 of this Planning Statement, as well as within the Design and Access Statement, Sustainability and Innovation Statement, and the other plans, surveys, assessments and reports submitted in support of the planning application.

## 14.2 Integrating into the Neighbourhood

### 1. Connections

*"Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?"*

- 14.2.1 The scheme is based upon a comprehensive understanding of the site, its historical evolution and local contextual factors. A detailed landscape appraisal has been undertaken which has informed the siting of the proposed dwelling, its height, massing, form and layout, as well as the proposed palette of materials.
- 14.2.2 The landscape design has been informed by a comprehensive Landscape Appraisal, a Landscape Visual Impact Assessment, a Preliminary Ecological Appraisal, Arboricultural Survey and Impact Assessment; all of which have been submitted in support of the planning application.
- 14.2.3 The landscape management and maintenance plan outlines how the proposals will establish a managed and diverse regime to support existing habitats/ species, as well as respect and reinforce the special landscape qualities of the site and its surroundings.
- 14.2.4 A formal written pre-application response from the local planning authority was received on 11th August 2017. The response to the pre-application advised that, in the officer's opinion, the drawings submitted did not contain sufficient information to properly assess the quality of the design. It was also suggested that comments on the scheme should be sought from the Yorkshire Design Review Panel.
- 14.2.5 The officer's constructive comments in the pre-application response have been fully acknowledged and acted upon. In the 12 months since receipt of the pre-application response from the local planning authority, the scheme has been the subject of rigorous assessments by the design team, as well as external review by the Yorkshire Design Review Panel (IntegreatPlus) on two separate occasions.
- 14.2.6 The scheme acknowledges the site's location within the Howardian Hills AONB, proximity to the Knoll Hill VIUA and North York Moors National Park. It is considered the proposed development would both conserve and enhance the natural beauty of the AONB, Knoll Hill VIUA and North York Moors National Park through sensitive landscape management and the introduction of a truly outstanding and innovative development, which will help raise the standards of design in rural areas both locally and nationally.
- 14.2.7 The outstanding and innovative nature of the scheme has been both recognised and supported by the Yorkshire Design Review Panel. The Panel stated that:



*"Maintaining and respecting the VIUA to the north of the site is a sensitive and well-considered approach and results in a house that interacts well with the landscape to the south and is reasonably well screened when viewed from Jerry Carr Bank and Knoll Hill to the north. The proposal as a whole represents an innovative reinvention of the farmstead typology.*

*The Panel applaud the exploitation of the topography of the land to help integrate the house into the landscape. This study of contours has also dictated the pattern of proposed planting of the orchard, which again is admired by the Panel.*

*In general, this is a very exciting proposal that just needs a little more refinement and detailing. It is already innovative in its design approach with the potential to be considered outstanding once the detailing is executed to the same standard."*

- 14.2.8 The submitted scheme has been carefully refined to accommodate the detailed comments of the Yorkshire Design Review Panel. It is considered that the scheme can now be considered to be both an outstanding and innovative design.
- 14.2.9 The scheme is therefore considered to integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site.

Rating against 1 = 

## **2. Facilities and Services**

*"Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?"*

- 14.2.10 The proposed development is within 10 minute's walk of Ampleforth village, where numerous community facilities are provided, including:
- The Village Shop and Post Office, Main Street, Ampleforth
  - Ampleforth & Hovingham Surgery, Back Lane, Ampleforth, YO62 4EF
  - Ampleforth Abbey and College, Ampleforth, YO62 4ER
  - St Benedict's RC Primary School, Back Lane, Ampleforth, YO62 4DE
  - St Hilda's C of E Primary School, Station Road, Ampleforth, YO62 4DG
- 14.2.11 The scheme proposes the planting of an orchard as part of the sensitive landscape design for the wider site. The Yorkshire Design Review Panel applauded the exploitation of the topography of the land to help integrate the house into the landscape and recognised that the study of contours also dictated the pattern of proposed planting of the orchard, which was also admired by the Panel.
- 14.2.12 For more than 200 years the Benedictine monks of Ampleforth Abbey have been growing apples in the Abbey Orchards.
- 14.2.13 Given the history of apple growing in the area, it is considered that the proposals for an orchard are appropriate and reflect the economic and social character of the locality.
- 14.2.14 The applicant intends to supply the cider mill at Ampleforth Abbey and College with apples grown in the proposed orchard. The applicant also aims to produce cider themselves and sell it in three pubs which they own and manage: The White Swan and The White Horse Inn in Ampleforth and The Fairfax Arms in Gilling East.

- 14.2.15 The scheme would therefore help to support the growth and retention of local businesses – the applicants would also reside in the proposed dwelling, thereby purchasing local goods and services which would help support local businesses – the scheme would also create jobs during the construction phase and beyond, with careful landscape management required.
- 14.2.16 The site is within walking distance of Ampleforth village where numerous services are available, including those detailed in paragraph 14.2.10 of this planning statement. There are also bus stops located within the village providing a sustainable transport option to destinations further afield.
- 14.2.17 The scheme therefore is close to and would support community facilities such as shops and pubs.

Rating against 2 = ✓

### **3. Public Transport**

*"Does the scheme have good access to public transport to help reduce car dependency?"*

- 14.2.18 The scheme is located on a site which is within walking distance of Ampleforth village. There are bus stops located within the village providing a sustainable transport option to destinations further afield. Including the Fairfax Close bus stop, where the 31X bus service calls and provides access to other destinations including York, Easingwold and Hemsley.
- 14.2.19 Furthermore, given that the applicants own two pubs within Ampleforth village and would become the residents of the proposed dwellinghouse, it is likely that they would walk into the village given the site is located less than 700m from The White Horse Inn.
- 14.2.20 The scheme has good access to buses, and given its proximity to Ampleforth village, would encourage walking to and from the site for short journeys.

Rating against 3 = ✓

### **4. Meeting local housing requirements**

*"Does the development have a mix of housing types and tenures that suit local requirements?"*

- 14.2.21 The application proposes the development of a single dwelling, which is of both an outstanding and innovative design. Given there is only a single dwelling proposed, there is not a mix of housing types/ tenures proposed.
- 14.2.22 Notwithstanding this, the scheme by virtue of its outstanding and innovative design would help raise the standard of design more generally in the local area and beyond. The scheme is based on a thorough understanding of local character and distinctiveness, and this has influenced the design of the submitted scheme. Therefore, while being both outstanding and innovative, the scheme complements and enhances local character and distinctiveness, nestling comfortably within the site.
- 14.2.23 The scheme would therefore drive up the design quality of future housing development proposals – as well as providing an exceptional additional dwelling to contribute towards meeting local housing needs.

Rating against 4 = ✓



## 5. Character

*"Does the scheme create a place with a locally inspired or otherwise distinctive character?"*

14.2.24 The scheme, as this planning submission demonstrates, is both an outstanding and innovative design which promotes high levels of sustainability and helps raise the standard of design more generally both in the local area and beyond.

14.2.25 The scheme is based on a detailed understanding of the site and its surroundings, thereby ensuring the scheme both complements and enhances local character and distinctiveness.

14.2.26 Indeed, the Yorkshire Design Review Panel response stated:

*"The overall strategy including the sub-division of fields and habitat introduction is generous and beneficial to the landscape and immediate setting [...] it is worth reiterating that the historic loss of hedgerows and monoculture management of the resulting large field has detracted significantly from the landscape character of the area. The apple production and equestrian uses returning under this scheme, with the attendant infrastructure and management, will restore a character and personality to the site with genuine relevance to Ampleforth."*

14.2.27 The scheme therefore creates a place with a locally inspired, distinctive character.

Rating against 5 = ✓

## 6. Working with the site and its context

*"Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?"*

14.2.28 The scheme exploits the topography of the land to help integrate the proposed dwelling into the landscape. The study of contours has also dictated the pattern of proposed planting of the orchard – this was applauded by the Yorkshire Design Review Panel.

14.2.29 The proximity of the site to an existing watercourse has also been given careful consideration in the landscape concept masterplan, with the Design Review Panel supportive of the proposals:

*"The Panel welcome the revision to the wetland boundary and its overall strategy to encourage and stimulate wildlife and biodiversity in this part of the site."*

14.2.30 The evolution of the design has been informed by the landscape appraisal which assessed of the natural resources of the site and of the location. The proposals are for the construction of a dwelling which creates a balance between the landscape and architecture. This sensitively introduces sustainable building forms and solutions to the site. The new home and immediate landscape improve the ecological health of the eco-system through integration of eco-system services, supporting (biodiversity), regulating (storing carbon), provisioning (crops), cultural (recreation).

14.2.31 The landscape appraisal has reviewed all available natural resources on site to effectively utilise the immediate site and wider site's resources. The principles of biotecture drive the design with vegetation integrated into the architecture with technological innovations integrated into the building form.



- 14.2.32 The Sustainability and Innovation Statement describes the development of an inter-seasonal 'zero carbon solution' combining active and passive solar charging. Photovoltaic Thermal (PV-T) with inter-seasonal energy storage and hybrid Trombe walls and solar slabs integrating active with passive air management systems optimize the overall energy performance utilising geometry and orientation. The scheme takes advantage of existing topography, landscape features, trees and plants, wildlife habitats, site orientation and microclimate.

Rating against 6 = ✓

#### **7. Creating well defined streets and spaces**

*"Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?"*

- 14.2.33 The site is located out with the built-up settlement of Ampleforth. The scheme proposes a single dwellinghouse rather than a group of dwellings and as such streets and street corners are not relevant design considerations to this proposal – although the proposals include landscape improvements which will enhance the special landscape qualities of the site and its surroundings.

- 14.2.34 The landscape strategy for the scheme was considered to be robust and comprehensive by the Yorkshire Design Review Panel. Their comments were as follows:

*"The strategy is a great response to the ideology of the local area [...] the project team have done well in reassessing the siting of the dwelling to re-establish and justify why its proposed location is the most appropriate response. Maintaining and respecting the VIUA to the north of the site is a sensitive and well-considered approach and results in a house that interacts well with the landscape to the south and is reasonably well screened when viewed from Jerry Carr Bank and Knoll Hill to the north. The analysis of views in and around the local area was very helpful and has helped highlight a pattern of isolated homes and farmsteads. This proposal is in keeping with the results of this analysis and the proposal as a whole represents an innovative reinvention of the farmstead typology."*

- 14.2.35 The proposed dwelling is designed and positioned with landscape to define the site and make a positive contribution to the character and distinctiveness of the local area.

Rating against 7 = ✓

#### **8. Easy to find your way around**

*"Is the development designed to make it easy to find your way around?"*

- 14.2.36 The siting of the dwelling and circulation arrangements has been given careful and thorough consideration, the Yorkshire Design Review Panel commented that:

*"The experience of the journey through the site and utilisation of topography could be great if it is executed as well as it is in plan."*

- 14.2.37 The scheme is designed to make it easy to find your way around.

Rating against 8 = ✓

## Street and Home

### 9. Streets for all

*"Are streets designed in a way that encourages low vehicle speeds and allow them to function as social spaces?"*

- 14.2.38 Given the scheme is for a single dwellinghouse, it is anticipated that vehicle movements at the site will be very low and given the topography of the site vehicle speeds will be low.
- 14.2.39 The proposed access road forms a shared, multi-functional route with secondary circulation to serve the new land uses.
- 14.2.40 The scheme is designed to encourage low vehicle speeds and allows the access road to function as a social space.

Rating against 9 = ✓

### 10. Car Parking

*"Is resident parking sufficient and well-integrated so that it does not dominate the street?"*

- 14.2.41 Given the scheme is for a single dwelling, it is considered that the proposed 4 car parking spaces is sufficient. These spaces are fully enclosed, to ensure the presence of cars does not affect the special landscape qualities of the site and its surroundings.
- 14.2.42 The scheme therefore provides sufficient and well-integrated car parking.

Rating against 10 = ✓

### 11. Public and Private Spaces

*"Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?"*

- 14.2.43 Public and private spaces are already demarcated by the existing agricultural fencing at the site. The site will utilise the existing access to the site from Jerry Carr Bank, therefore safe and appropriate access will be provided to/ from the site.
- 14.2.44 The scheme incorporates clearly defined public and private spaces, together with appropriate and safe access.

Rating against 11 = ✓

### 12. External Storage and Amenity Space

*"Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?"*

- 14.2.45 The scheme incorporates adequate external storage space for bins and recycling, as well as vehicles and cycles – please refer to the submitted drawings for further information.

Rating against 12 = ✓

Overall Score = ✓✓✓✓✓✓✓✓✓✓✓✓✓✓

### **14.3 Conclusion**

- 14.3.1 A detailed assessment of the scheme against the BfL framework has been undertaken. The assessment confirms that the performs very well against 11 of the 12 criteria – this is shown by the scheme achieving 11 'greens' and 1 'amber'.
- 14.3.2 It is considered that this assessment demonstrates that the scheme has given careful consideration to the various aspects that contribute to well-designed homes and neighbourhoods.
- 14.3.3 The results of this assessment, taken together with the endorsements from the Yorkshire Design Review Panel (IntegreatPlus) and the Carbon Free Group, and the further details and justification for the scheme provided in the Planning Statement, Design and Access Statement, Sustainability and Innovation Statement, and the other plans, surveys, assessments and reports submitted in support of this planning application confirm that the scheme can be considered to be of an outstanding and innovative design.



## 15. Planning Context

### 15.1 Introduction

- 15.1.1 This section outlines the principal planning policies that pertain to the proposed scheme. It is important to note that the thematic surveys, reports and assessments submitted in support of this application contain further details of other relevant policies (e.g. ecology).
- 15.1.2 In England, there is a hierarchical structure of policy covering national and local planning. At a national level the National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At a local level, development plans set out planning policy for the area.
- 15.1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

### 15.2 National Planning Policy Framework

- 15.2.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.
- 15.2.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant statutory requirements.
- 15.2.3 The NPPF states at paragraph 7, that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 15.2.4 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 15.2.5 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, so that sustainable development is pursued in a positive way.
- 15.2.6 With reference to paragraph 11 of the NPPF, it is important to note that for decision-taking this means;
- Approving development proposals that accord with an up-to-date development plan without delay; and
  - Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

### 15.3 Decision Making

- 15.3.1 Further advice on decision-taking which is of relevance to the current scheme is provided at paragraph 38 of the Framework;
- Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 15.3.2 The early engagement evoked by the NPPF has been undertaken in a bid to assist in the efficiency and effectiveness of the determination of this planning application, paragraphs 39 to 46 of the NPPF highlight the importance of pre-application engagement.

### 15.4 Achieving well-designed places

- 15.4.1 The National Planning Policy Framework confirms that *“the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective management between applicants, communities, local planning authorities and other interests throughout the process.”*
- 15.4.2 Paragraph 127 of the NPPF states that *“planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*



- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a higher standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

15.4.3 Paragraph 129 of the Framework states that:

*“Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life. These are of most benefit if used as early as possible in the evolution of schemes and are particularly important for significant projects such as large-scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.”*

15.4.4 Paragraph 131 of the NPPF states that:

*“In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

## 15.5 Rural housing

15.5.1 The NPPF advises that housing should be located where it will enhance or maintain the vitality of rural communities, to promote sustainable development in rural areas.

15.5.2 Paragraph 79 of the NPPF states that:

*“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*

- a) *there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) *the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) *the development would re-use redundant or disused buildings and enhance its immediate setting;*



- d) *the development would involve the subdivision of an existing residential dwelling; or*
- e) *the design is of exceptional quality, in that it:*
  - *is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
  - *would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area*

## **15.6 Building a strong, competitive economy**

- 15.6.1 The NPPF states at paragraph 80 that: *"planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential."*

## **15.7 Supporting a prosperous rural economy**

- 15.7.1 The NPPF states at paragraph 83 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.*

- 15.7.2 Paragraph 84 of the NPPF states:

*"Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well-served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope of access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."*

## 15.8 Conserving and enhancing the natural environment

### 15.8.1 Paragraph 170 of the NPPF states that:

*"Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

### 15.8.2 Paragraph 172 of the NPPF states:

*"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*



## **15.9 Ryedale Plan**

- 15.9.1 Ryedale District is split in planning jurisdiction between the District Council and the North York Moors National Park. Part of the western area of Ryedale is within the Howardian Hills Area of Outstanding Natural Beauty. The District Council are the decision maker in determining planning applications, but the Howardian Hills Manager is a consultee.

## **15.10 Ryedale Local Plan Strategy**

- 15.10.1 The Ryedale Local Plan Strategy was formally adopted by Ryedale District Council in September 2013. The purpose of the Ryedale Plan is to encourage new development and to manage future growth whilst ensuring that change across the District is based on a presumption in favour of sustainable development.
- 15.10.2 The strategy document sets out the vision and objectives which will guide development in Ryedale until 2027.

### **SP2 Delivery and Distribution of New Housing**

- 15.10.3 Policy SP2 is supportive of housing in the wider open countryside, including:
- New build dwellings necessary to support the land-based economy where an essential need for residential development in that location can be justified
  - Conversion of redundant or disused traditional rural buildings and where this would lead to an enhancement to the immediate setting for Local Needs Occupancy
  - Change of use of tourist accommodation (not including caravans, cabins or chalets) where appropriate and restricted to Local Needs Occupancy
  - Replacement dwellings

### **SP4 Type and Mix of New Housing**

- 15.10.4 Policy SP4 is supportive of increasing housing choice and high-quality housing through:
- New housing development
  - The re-use of empty properties
  - Improvements and adaptations to existing homes
- 15.10.5 The type and size of new housing will be expected to address identified stock imbalances or, alternatively, in those locations where the stock is currently more balanced, to ensure a range of dwelling types and sizes are provided in order to retain a balanced housing stock and provide choice in the housing market.

### **SP13 Landscapes**

- 15.10.6 Policy SP13 is supportive of development which protects and enhances the quality, character and value of Ryedale's diverse landscapes by;
- Encouraging new development which reinforces the distinctive elements of landscape character within the District's broad landscape character areas of Howardian Hills.
  - Protecting the special qualities, scenic and natural beauty of the Howardian Hills Area of Outstanding Natural Beauty.



15.10.7 Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including;

- The distribution and form of settlements and buildings in their landscape setting
- The character of individual settlements, including building styles and materials
- The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)
- Visually sensitive skylines, hill and valley sides
- The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/ exposure

15.10.8 The natural beauty and special qualities of the Howardian Hills Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced and the impact of proposals on the AONB, its setting or the setting of the North York Moors National Park will be carefully considered.

15.10.9 Proposals will be supported where they:

- Do not detract from the natural beauty and special qualities of these nationally protected landscapes or their settings
- 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 or are desirable to support the understanding and enjoyment of the area

15.10.10 The District Council and Howardian Hills AONB Joint Advisory Committee will resist development proposals or land management practices that would have an adverse impact on the natural beauty and special qualities of the AONB unless it can be demonstrated that the benefits of the proposals clearly outweigh any adverse impact and the proposal cannot be located elsewhere in a less damaging location.

#### **SP14 Biodiversity**

15.10.11 Policy SP14 is supportive of development which will conserve, restore and enhancement biodiversity by:

- Minimising the fragmentation of habitats and maximising opportunities for the restoration and enhancement of habitats and improving connectivity between habitats through the management of development and by working in partnership with landowners and land managers
- Maintaining, creating and improving ecological networks and green infrastructure routes to assist the resilience of habitats and species in the face of climate change
- Supporting, in principle, proposals for development that aim to conserve or enhance biodiversity and geodiversity through the prevention of loss of habitat or species and the incorporation of beneficial biodiversity features.

- Encouraging the use of native and locally characteristic species in landscaping schemes

#### **SP16 Design**

15.10.12 Policy SP16 is supportive of development proposals 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

15.10.13 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:

- Topography and landform that shape the form and structure of settlements in the landscape
- The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks
- The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings
- The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement
- Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures
- The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail

15.10.14 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
- Contribute to a safe and well-connected public realm by respecting and incorporating routes, buildings and views which create local identity and assist orientation and wayfinding; creating public spaces which are safe and easy to use and move through by all members of the community; facilitating access by sustainable modes of travel including public transport, cycling and walking
- Reduce crime and the fear of crime through the careful design of buildings and spaces
- Provide, where appropriate, active and interesting public frontages, clearly defined public spaces and secure private spaces



- Make efficient use of land and to be built at a density which is appropriate to its surrounding context. In general, new housing development should not be built below an indicative density of 30 dwellings to the hectare unless this can be justified in terms of the surrounding context
- Proposals for major development will be expected to include a statement identifying the waste implications of the development and measures taken to minimise and manage waste generated

#### **SP17 Managing Air Quality, Land and Water Resources**

15.10.15 Land resources will be protected and improved by:

- Supporting new uses for land which is contaminated or degraded where an appropriate scheme of remediation and restoration is agreed and in place
- Prioritising the use of previously developed land and protecting the best and most versatile agricultural land from irreversible loss. New land allocations will be planned to avoid and minimise the loss of the Best and Most Versatile Agricultural Land. Proposals for major development coming forward on sites that are not allocated for development which would result in the loss of the Best and Most Versatile Agricultural Land will be resisted unless it can be demonstrated that the use proposed cannot be located elsewhere and that the need for the development outweighs the loss of the resource

15.10.16 Flood risk will be managed by:

- Requiring the use of sustainable drainage systems and techniques, where technically feasible, to promote groundwater recharge and reduce flood risk. Development proposals will be expected to attenuate surface water run off to the rates recommended in the Strategic Flood Risk Assessment. In addition, major development proposals within areas highlighted as having critical drainage problems in the North East Yorkshire Strategic Flood Risk Assessment (or future updates) as Critical Drainage Areas may, if appropriate, be required to demonstrate that the development will not exacerbate existing problems by modelling impact on the wider drainage system
- Ensuring new development does not prevent access to water courses for the maintenance of flood defences
- Undertaking a risk based sequential approach to the allocation of land for new development and in the consideration of development proposals in order to guide new development to areas with the lowest probability of flooding, whilst taking account of the need to regenerate vacant and previously developed sites within the towns. In considering development proposals or the allocation of land, full account will be taken of the flood risk vulnerability of proposed uses and the national 'Exception Test' will be applied if required.

15.10.17 Water resources will be managed by:

- Supporting the water efficient design of new development and requiring developers to demonstrate how development proposals will seek to minimise water consumption



- Ensuring applications for new development assess impacts on water quality and propose mitigation measures to reduce the risk of pollution and a deterioration of water quality
- Protecting surface and groundwater from potentially polluting development and activity. Sources of groundwater protection within and adjacent to the District will be protected using the Source Protection Zones (SPZs) identified by the Environment Agency. Within SPZ1 the following types of development will not be permitted unless adequate safeguards against possible contamination can be agreed:
  - Septic tanks, waste water treatment works, storage tanks containing hydrocarbons or any chemicals or underground storage tanks;
  - Sustainable drainage systems with infiltration to ground
  - Oil pipelines
  - Storm water overflows and below ground attenuation tanks
  - Activities which involve the disposal of liquid waste to land
  - Graveyards and cemeteries
  - Other specific types of development identified within the Environment Agency's Groundwater Protection Policy
- Within Source Protection Zones 2 and 3 a risk-based approach will be applied to the consideration of development proposals with the exception of development involving deep soakaways, sewerage, trade and storm effluent to ground which will not be permitted unless it can be demonstrated that these are necessary, are the only option available and where adequate safeguards against possible contamination can be agreed.
- Within Source Protection Zones developers will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design as part of their proposals.
- Ensuring that necessary sewerage and water treatment infrastructure improvements are provided in tandem with new development and that scale, type, location and phasing of new development or land-based activity can be accommodated without an unacceptable impact on water supply
- Air Quality will be protected and improved by:
  - Locating and managing development to reduce traffic congestion and air pollution and promote the use of alternative forms of travel to the private car
  - Supporting measures to encourage non-car-based means of travel or the use of low emission vehicles
  - Reducing air quality emissions from buildings through renewable energy provision and sustainable building standards in line with Policy SP18
  - Requiring development proposals within or adjoining the Malton Air Quality Management Area to demonstrate how effects on air quality will be mitigated and

further human exposure to poor air quality reduced. All development proposals within or near to the Air Quality

- Management Area which are likely to impact upon air quality; which are sensitive to poor air quality or which would conflict with any Air Quality Action Plan will be accompanied by an Air Quality Assessment
- Only permitting development if the individual or cumulative impact on air quality is acceptable and appropriate mitigation measures are secured

#### **SP18 Renewable and Low Carbon Energy**

15.10.18 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 or built environment, especially in respect of the setting of the North York Moors National Park, the Howardian Hills Area of Outstanding Beauty (and its setting), the Wolds and the Vale of Pickering;
- Would not impact adversely on the local community, economy, or historical interests, unless their impact can be acceptably mitigated;
- Would not have an adverse impact on nature conservation, in particular in relation to any sites of international biodiversity importance, unless their impact can be acceptably mitigated;
- Would not have an adverse impact on air quality, soil and water resources in Policy SP17, unless their impact can be acceptably mitigated.

15.10.19 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. The Local Planning Authority will take into account the feasibility and viability issues associated with the delivery of decentralised renewable and low carbon energy. Where it is not feasible or viable to provide on-site renewable/ low carbon energy, or within the locality, consideration will be given to Allowable Solutions in line with agreed national definitions.
- For all new build residential development, the proposal demonstrates that it meets the highest 'Code for Sustainable Homes' standard (or its successor) that is feasible and viable on the site.
- For major (1000 sq. metres or more of floor space) non-residential development, the proposal demonstrates that it meets the highest BREEAM standard (or its successor) that is feasible and viable for that type of development on the site proposed.
- The Local Plan Sites Document will seek to establish site-specific targets using sustainable building standards and identify opportunities for the use of particular technologies (such as combined heat and power (CHP) and district heating schemes) for sites allocated, subject to feasibility and viability.



### **SP19 Presumption in Favour of Sustainable Development**

- 15.10.20 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 Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 15.10.21 Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.
- 15.10.22 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
  - Specific policies in that Framework indicate that development should be restricted.

### **SP20 Generic Development Management Issues**

- 15.10.23 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
- 15.10.24 The design of new development will follow the principles established in Policy SP16.
- 15.10.25 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
- 15.10.26 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.

## 16. Case for the development

### 16.1 Introduction

- 16.1.1 The application for planning permission is accompanied by the supporting information identified as required by the local planning authority in discussions prior to submission.
- 16.1.2 The design of the scheme and scope of the submitted proposals has been conceived with the ambition of satisfying all of the relevant local and national planning and environmental policies. This has included seeking external review and verification of the scheme by independent experts in the fields of design and sustainability.
- 16.1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- 16.1.4 This section demonstrates that the proposed development accords with the statutory development plan and the National Planning Policy Framework and should therefore be supported.

### 16.2 Achieving Sustainable Development

- 16.2.1 In accordance with paragraph 7, the proposed development has been designed to ensure that it represents a sustainable development and can be used to promote high levels of sustainability in future rural housing developments.
- 16.2.2 The proposed development will deliver economic, social and environmental benefits. These benefits will be delivered jointly and simultaneously to reflect that the three overarching objectives of the planning system are interlinked.

The economic benefits of the proposed development include:

- Provision of an exceptional quality dwellinghouse, to drive up the standard of design, innovation and sustainability for rural housing both locally and nationally
- Provision of a residence for the applicants to enable them to effectively manage and oversee several businesses which they own locally. These include:
  - two public houses in Ampleforth: The White Swan and White Horse (within walking distance of the application site);
  - one public house in Gilling East: The Fairfax Arms (approximately 4.5 miles to the southeast of the application site); and
  - Studford Luxury Lodges (approximately 2 miles north of the application site).
- The production of apples within the orchard to supply Ampleforth College and Abbey for use in their cider mill. The applicants also anticipate producing their own cider to offer for sale in their pubs.
- The applicants are active members of the local community and strongly supportive of local businesses, they will continue to purchase local goods and services, helping to provide continued support to local businesses.
- The applicants will continue to employ local people and anticipate their businesses will generate further employment opportunities for local people in the near future



- The proposed development will create local employment opportunities during the construction period and onwards, including those associated with the sensitive management of the landscape as outlined in the submitted landscape management plan.

16.2.3 The social benefits of the proposed development include:

- Providing an exceptional quality dwellinghouse, to drive up the standard of design, innovation and sustainability for rural housing both locally and nationally
- Providing a residence for the applicants who are active members of the local community
- Enabling the applicants to better manage and oversee their local businesses, to ensure that they are able to provide a high standard of service to the community
- Respecting the traditions of Ampleforth College and Abbey by providing them with apples from the orchard to use in their production of cider. The applicants also anticipate producing their own cider to offer for sale in their pubs, thereby increasing the range of beverages available to customers.

16.2.4 The environmental benefits of the proposed development include:

- Providing an exceptional quality dwellinghouse, to drive up the standard of design, innovation and sustainability for rural housing both locally and nationally
- incorporating sustainable and innovative technologies in the design, to promote high levels of sustainability in this and future rural housing developments
- The establishment of a sensitive masterplan and implementation of a maintenance plan to conserve and enhance the special landscape qualities and features of the wider site
- The landscape appraisal, ecology surveys and Aboricultural assessments have informed the proposals designs such that it is considered that the scheme would conserve and enhance the biodiversity value on site.

16.2.5 Early engagement evoked by the NPPF has been undertaken in a bid to assist in the efficiency and effectiveness of the determination of this planning application, paragraphs 39 to 46 of the NPPF highlight the importance of pre-application engagement. This engagement has included pre-application discussions with the local planning authority. This application demonstrates that due regard has been given to the pre-application advice received from the local planning authority.

16.2.6 In the 12 months since receipt of the formal response to the pre-application, the proposed development has been carefully refined to take account of the comments from the local planning authority. It was advised that the proposed development be presented to the Yorkshire Design Review Panel (IntegreatPlus) for comments. This advice has been acted upon, with the proposed development being presented to the Design Review Panel on two separate occasions. The scheme as submitted takes account of the constructive comments received from the Design Review Panel – copies of their reports are submitted in support of this planning application.

16.2.7 The proposed development as submitted would therefore deliver clear economic, social and environmental benefits to the local area; not only delivering a sustainable

development of an exceptional quality, but one which would raise the benchmark and expectations of design in rural areas.

### **16.3 Achieving well-designed places**

- 16.3.1 One of the fundamental purposes of the planning system is to facilitate the creation of high-quality buildings and places.
- 16.3.2 The NPPF confirms at paragraph 124 that:  
*“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 16.3.3 The proposed development aims to be both truly outstanding and innovative in terms of its design. The scheme is far from ordinary. It is far more than the development of a dwelling – each element of the scheme has been thoroughly critiqued and revised to accommodate comments from experts within the fields of design and sustainability. The landscape appraisal and LVIA details extensive research of the site and its surroundings. These reports outline how the scheme understands the history and evolution of the site, and to identify sensitive receptors. The submitted scheme has given due regard to the characteristics of the site and the wider area. The proposed development has been presented twice to the Yorkshire Design Review Panel (IntegreatPlus) whom concluded at the second review that the scheme *“was developing into one of the best and most interesting Paragraph 55/79 schemes that the Panel has seen.”*
- 16.3.4 The scheme is unique in concept and tests contemporary limits of housing construction and design. The scheme is inspired by, and will make a modern contribution to, local cultural heritage and will raise the benchmark for new country houses and farmsteads. The project is exceptional in terms of the legacy it will create and the significant, though sensitive, enhancement of the landscape setting.
- 16.3.5 Paragraph 129 of the NPPF emphasises the importance for local planning authorities to utilise tools and processes for assessing and improving the design of development, including assessment frameworks such as Building for Life. Paragraph 129 states that:  
*“In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations from design review panels.”*
- 16.3.6 The design team have given due regard to the Building for Life (BfL12) guidance. There is no standard pro-forma or guidance on how an assessment against the Building for Life criteria. Notwithstanding this, an assessment of the proposed development has been undertaken and is included within section 14 of this planning statement.
- 16.3.7 The design evolution of the proposed development has been an iterative process, with internal reviews of the design undertaken by the design team and external reviews by the Yorkshire Design Review Panel and the Carbon Fee Group.
- 16.3.8 The assessment of the proposed development against the Building for Life criteria demonstrates that the proposed development is a high-quality, sustainable design which takes full account of the defining characteristics of the site and its surroundings.
- 16.3.9 In the pre-application response received from the local planning authority on 11<sup>th</sup> August 2017 it was recommended that the views of the Yorkshire Design Review Panel be sought on the proposed development.



- 16.3.10 The advice of the local planning authority has been acted upon by the design team, with the proposed development being presented to the Yorkshire Design Review Panel on two separate occasions, as detailed in section 4 of this planning statement.
- 16.3.11 In their report following the second design review, the Panel acknowledged the exceptional quality of the design, remarking that the proposed development was:  
*"developing into one of the best and most interesting Paragraph 55/79 schemes that the Panel has seen."*
- 16.3.12 The design of the proposed development in terms of the ways in which it utilises and integrates renewable and sustainable technologies has been commended by the Carbon Free Group.
- 16.3.13 As instructed by paragraph 129 of the National Planning Policy Framework, Ryedale District Council, as the local planning authority, should have regard to the recommendations of the Yorkshire Design Review Panel and the Carbon Free Group.
- 16.3.14 Both organisations are independent and comprised of experts in the fields of design and sustainability. Therefore, in determining the application, weight should be given to the objective endorsements of the proposed development, which provide evidence to confirm the exceptional quality of its design.
- 16.3.15 Indeed, paragraph 131 of the NPPF states that:  
*"In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*
- 16.3.16 The aforementioned letters of endorsement from the Yorkshire Design Review Panel (IntegreatPlus) and Carbon Free Group provide objective evidence that the design is both outstanding and innovative. The endorsement from the Carbon Free Group gives particular regard to the significant sustainability credentials of the design.
- 16.3.17 The Carbon free Group considers the proposed scheme west of Ampleforth to demonstrate innovation both in its design and the deployment of technologies. The innovative design creates resilience through the integration of 'no' and 'low' technologies of Trombe walls and solar slabs with the high-tech use of the earth energy bank.
- 16.3.18 It is thought that collectively they represent a showcase of best practice in sustainable construction.
- 16.3.19 The proposed development aspires to raise the benchmark for rural housing both locally and nationally, and this is referenced in the assessment of the proposed development against the Building for Life criteria in section 14 of this planning statement.
- 16.3.20 The landscape appraisal and LVIA demonstrate a strong understanding and interpretation of the defining characteristics of the site and its surroundings. The other surveys, assessments and reports submitted in support of this planning application provide details of the various studies which have been undertaken to understand the characteristics of the local area.
- 16.3.21 As instructed by paragraph 131, in determining this application, Ryedale District Council as the local planning authority should give *"great weight"* to the outstanding and innovative design of the proposed development which promotes high levels of

sustainability, helps raise the standard of design more generally in the area, and fits in with the overall form and layout of the surroundings.

- 16.3.22 The proposed development has therefore been considered by both the design team, and independent experts, to be an outstanding and innovative design which promotes high levels of sustainability. The proposed development should therefore be supported.

## 16.4 Rural housing

- 16.4.1 The NPPF advises that housing should be located where it will enhance or maintain the vitality of rural communities, to promote sustainable development in rural areas. The proposed development is situated to the west of Ampleforth village, within walking distance of the two public houses within the village (The White Horse Inn and The White Swan) which are owned and managed by the applicants. The proximity of the proposed development will enable the applicants to more effectively manage and oversee their pubs.

- 16.4.2 Paragraph 79 of the NPPF states that:

*“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential dwelling; or*
- e) the design is of exceptional quality, in that it:*
  - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
  - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area*

- 16.4.3 The relevant criterion to this application is e). The wording of paragraph 79 e) is similar to that of the aforementioned paragraph 131, in that local planning authorities are instructed to give considerable weight to outstanding or innovative designs.

- 16.4.4 In the context of paragraph 79, an outstanding or innovative design is an exceptional circumstance sufficient to permit the development of an isolated home in the countryside, providing that the design would also enhance its immediate setting and is sensitive to the defining characteristics of the local area.

- 16.4.5 It is important to note that paragraph 79 requires that a design be either truly outstanding or innovative.



- 16.4.6 The design of the proposed dwelling is considered to be both truly outstanding **and** innovative.
- 16.4.7 The proposed dwelling will certainly stand out from the crowd by nature of the conspicuous appearance and how it fits itself sensitively into its site. The scheme celebrates local distinctiveness in its boldness of design and as a quiet, green, and special place for biodiversity, wildlife and people.
- 16.4.8 Indeed, the Yorkshire Design Review Panel stated that the scheme is:  
*"a very distinctive and unique proposal, many people won't have seen anything like this before [...] this is a very exciting proposal with the potential to be considered outstanding."*
- 16.4.9 The proposed development is innovative because it is unique in concept and tests contemporary limits of housing construction and design. The scheme is inspired by, and will make a modern contribution to, local cultural heritage and will raise the benchmark for new country houses and farmsteads. The outstanding and innovative nature of the scheme has been both recognised and supported by the Yorkshire Design Review Panel whom commented as follows:  
*"Maintaining and respecting the VIUA to the north of the site is a sensitive and well-considered approach and results in a house that interacts well with the landscape to the south and is reasonably well screened when viewed from Jerry Carr Bank and Knoll Hill to the north. The proposal as a whole represents an innovative reinvention of the farmstead typology.*  
*The Panel applaud the exploitation of the topography of the land to help integrate the house into the landscape. This study of contours has also dictated the pattern of proposed planting of the orchard, which again is admired by the Panel.*  
*In general, this is a very exciting proposal that just needs a little more refinement and detailing. It is already innovative in its design approach with the potential to be considered outstanding once the detailing is executed to the same standard."*
- 16.4.10 The Carbon Free Group has also endorsed the innovative nature of the design and the integration and utilisation of renewable and sustainable technologies.
- 16.4.11 The submitted scheme has been carefully refined to accommodate the detailed comments of the Yorkshire Design Review Panel. The design changes are detailed on pages 38-39 in the submitted design and access statement. It is considered that the scheme is now both truly outstanding **and** innovative in its design.
- 16.4.12 The scheme would also significantly enhance its immediate setting, whilst being sensitive to the defining characteristics of the local area because the scheme is based upon a comprehensive understanding of the site, its historical evolution and local contextual factors. A detailed analysis of the landscape has been undertaken including a landscape and visual impact assessment which has informed the siting of the proposed dwelling, its height, massing, form and layout, as well as the proposed palette of materials.
- 16.4.13 The scheme acknowledges the site's location within the Howardian Hills Area of Outstanding Natural Beauty and proximity to the North York Moors National Park. It is considered that the scheme would conserve and enhance the natural beauty of the AONB and National Park through sensitive landscape management and the introduction of a truly outstanding and innovative development which will be fully integrated with the landscape.

- 16.4.14 The Proposed Development will be of a small-scale, in relation to the overall Study Area, and would seek to retain and reinforce common landscape characteristics of the Study Area. It is therefore considered that the Proposed Development would not be incongruous within the existing context to the village edge of Ampleforth or within the wider landscape context.
- 16.4.15 The principle innovation being demonstrated is the connection of the Trombe wall and solar slab with the hybrid solar PV-T, heat pump and earth energy bank intersessional storage.
- 16.4.16 The benefit of tying these elements together adds the thermal energy to the system, minimizing potential overheating, by removal of excess thermal gain from the solar slab, adding that energy to the thermal energy from the PV-T and storing it for when its needed most i.e. in the depth of winter when there is little solar gain and the ambient temperature is at its coldest.
- 16.4.17 We are of the view that the combination of these technologies has the potential for being deployed in rural housing more widely and in modern housing more generally. Therefore, it is considered that the proposed development will help raise the standards of design in rural areas both locally and nationally.
- 16.4.18 The scheme, as this planning application demonstrates, is both a truly outstanding and innovative design which promotes high levels of sustainability and helps raise the standard of design more generally both in the local area and beyond. The scheme is based on a detailed understanding of the site and its surroundings, thereby ensuring the scheme both complements and enhances local character and distinctiveness. The proposed development should therefore be supported.

## **16.5 Building a strong, competitive economy**

- 16.5.1 Paragraph 80 of the NPPF states that:
- “Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*
- 16.5.2 The proposed development would deliver an exceptional quality dwellinghouse, which would drive up the standards of design for rural housing both locally and nationally. The dwelling would be the residence of the applicants whom own and manage various local businesses. These businesses have been described earlier in this statement.
- 16.5.3 It is proposed to create an orchard on-site to grow apples to supply the cider mill at Ampleforth College and Abbey. The applicants also intend to produce cider themselves from the apples grown on-site, which they sell in the pubs which they own and manage.
- 16.5.4 It is anticipated that the harvesting of the apples and other fruit would create seasonal job opportunities. The diversification of the existing public houses to produce their own cider will also create job opportunities and help to sustain the business.
- 16.5.5 The proposed development would therefore have a positive impact on the local economy and should be supported.



## **16.6 Supporting a prosperous rural economy**

16.6.1 Paragraph 84 of the NPPF states that:

*"Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well-served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope of access on foot, by cycling or by public transport)."*

16.6.2 The proposed development is adjacent to the existing settlement boundary for Ampleforth. It is within walking distance of the settlement and the applicants will therefore be able to utilise and promote the existing bus services within the village.

16.6.3 The applicants will also be able to walk to/ from the village to visit the pubs which they own and manage, and to purchase goods and services from the local shops and other businesses within the village.

16.6.4 It is proposed to create an orchard on-site to grow apples to supply the cider mill at Ampleforth College and Abbey. The applicants also intend to produce cider themselves from the apples grown on-site, which they sell in the pubs which they own and manage.

16.6.5 The creation of a new business will assist in supporting the rural economy. It is anticipated that the harvesting of the apples and other fruit would create seasonal job opportunities. The diversification of the existing public houses to produce their own cider will also create job opportunities and help to sustain the business.

16.6.6 As previously detailed within this planning statement, the proposed development has been designed based on a sound understanding of the defining characteristics of the local landscape. This has enabled the scheme to evolve to that which is submitted; to ensure the development is sensitive to its surroundings.

16.6.7 Given the nature of the proposed development, a single dwelling, there will be no significant impact on local roads. Indeed, the proposed development utilises the existing access to the site from Jerry Carr Bank.

16.6.8 The proposed development would therefore support the prosperity of Ampleforth village, enabling the applicants to continue to actively manage the public houses they own in the village. The proposed development should therefore be supported.

## **16.7 Conserving and enhancing the natural environment**

16.7.1 The submitted landscape analysis, including a detailed landscape appraisal and landscape visual impact assessment has informed the design, siting, form, height and layout of the proposed development. In addition, the ecological surveys and arboricultural assessments have been taken into consideration as the scheme has evolved. This has ensured the proposed development contributes to and enhances the local environment by protecting and enhancing valued landscapes and recognising and safeguarding those qualities which define the character and beauty of the Howardian Hills AONB.

16.7.2 The landscape proposals will enhance the ecological value of the site, as well as establish a sensitive approach to managing the site.

- 16.7.3 The design team have given great thought to the landscape and scenic qualities of the Howardian Hills AONB, to ensure the proposed development nestles seamlessly into the landscape. The proposed development has been designed so that the dwelling nestles within the contours of the site.
- 16.7.4 This approach was acknowledged and supported by the Yorkshire Design Review Panel:  
*"The Panel applaud the exploitation of the topography of the land to help integrate the house into the landscape. This study of contours has also dictated the pattern of proposed planting of the orchard, which again is admired by the Panel."*
- 16.7.5 The design has been informed by a comprehensive landscape appraisal, a landscape visual impact assessment, a preliminary ecological appraisal, arboricultural survey and impact assessment; all of which are submitted in support of this planning application.
- 16.7.6 The landscape management and maintenance plan will establish a managed and diverse regime to support existing habitats/ species, as well as respect and reinforce the special landscape qualities of the site and its surroundings.
- 16.7.7 The proposed development would therefore conserve and enhance landscape qualities of the Howardian Hills AONB and the North York Moors National Park. The proposed development would enhance the ecological value of the site. The proposed development should therefore be supported.

## **16.8 Ryedale Local Plan Strategy**

- 16.8.1 The relevant policies of the Ryedale Local Plan Strategy have been identified and the scheme assessed against each of them. The relevant policies and how the scheme accord with each of them is set out below.

### **SP13 Landscapes**

- 16.8.2 The proposed development would reinforce the distinctive elements of landscape character and protect the special qualities, scenic and natural beauty of the Howardian Hills Area of Outstanding Natural Beauty.
- 16.8.3 The proposed development would protect and enhance the distribution and form of settlements and buildings in their landscape setting and the character of individual settlements. The dwelling has been designed to positively respond to the pattern and presence of distinctive landscape features and natural elements and visually sensitive skylines, hill and valley sides as identified in the landscape appraisal.
- 16.8.4 The proposed development would safeguard and enhance the natural beauty and scenic qualities of the Howardian Hills AONB and setting of the North York Moors National Park.
- 16.8.5 The design of the proposed development has evolved in direct response to the landscape analysis undertaken. This included the landscape appraisal and landscape visual impact assessment, both of which have been submitted in support of this planning application.
- 16.8.6 The Proposed Development responds positively to existing vegetational boundaries and topography as the built form will often be partially screened or softened by existing hedges and hedgerow trees along with proposed tree planting which will help to augment the development into the wider landscape.
- 16.8.7 The design of the scheme both protects and enhances the important landscape features and key views within the Howardian Hills AONB, North York Moors National Park and the Knoll Hill VIUA.



- 16.8.8 The proposed development is considered to enhance the landscape setting of the Howardian Hills AONB, North York Moors National Park and the Knoll Hill VIUA. The proposed development should therefore be supported.

**SP14 Biodiversity**

- 16.8.9 The submitted preliminary ecological appraisal identifies that the proposed development presents an opportunity to enhance the ecological and biodiversity value of the site through the implementation of an approach for the management of trees and woodland on the site.
- 16.8.10 The proposed development will introduce a management strategy for the trees and woodland on the site which will help conserve and enhance the ecological and biodiversity value of the site and its immediate surroundings.
- 16.8.11 The landscape management and maintenance plan outlines how the biodiversity will be improved.
- 16.8.12 The scheme will protect, manage and maintain the water body and associated wetland planting to improve the setting in association with the wider landscape context, improving biodiversity and enhancing the quality of this landscape feature.
- 16.8.13 Nature conservation principles will enhance the biodiversity of the site. The careful timing of grounds management activities to avoid nesting/breeding seasons. The use of material from felling and scrub control to create log and habitat piles to provide habitats for insects in particular the stag beetle.
- 16.8.14 The proposed development should therefore be supported.

**SP16 Design**

- 16.8.15 The design of the proposed development has been scrutinised and critiqued by both the design team and independent experts in the fields of design and sustainability. The scheme is predicated on a sound understanding of the defining characteristics of the site and its surroundings, to understand the features which contribute to local distinctiveness. Full details are included within the submitted Design and Access Statement, Landscape Appraisal and Landscape Visual Impact Assessment.
- 16.8.16 The design of the proposed development has been endorsed by the Yorkshire Design Review Panel (IntegreatPlus) and the Carbon Free Group. The design is considered to be both truly outstanding and innovative, while being sensitive to the defining characteristics of the local area. The development therefore accords with the aims and objectives of Policy SP16 – together with Chapter 12 of the NPPF and paragraph 79 of the NPPF as outlined earlier in this planning statement – and should be supported.

**SP17 Managing Air Quality, Land and Water Resources**

- 16.8.17 The submitted preliminary ecological appraisal, flood risk assessment and sustainability and innovation statement confirm that the proposed development would promote high levels of sustainability and would utilise renewable technologies. The flood risk assessment confirms that the site is at low risk of flooding and the proposed development would not increase the risk of flooding at the site or on adjacent land. The proposed development therefore accords with the aims and objectives of Policy SP17 and should be supported.

### **SP18 Renewable and Low Carbon Energy**

- 16.8.18 The proposed development has been designed to maximise the use of renewable and sustainable technologies and methods of construction, including materials. The development has been designed to fully integrate into the landscape setting of the Howardian Hills AONB and the North York Moors National Park. Based on a thorough understanding of the topography of the site, the proposed development conserves and enhances the special landscape qualities of the Howardian Hills AONB, North York Moors National Park and the Knoll Hill VIUA. The proposed development is considered to be innovative in its design and utilisation of sustainable technologies. Further details of the sustainability and innovation credentials of the proposed development are included within the submitted Design and Access Statement and Sustainability and Innovation Statement.
- 16.8.19 The carbon free group have provided a letter of support which states that they consider the Ampleforth scheme to demonstrate innovation both in its design and the deployment of technologies. The innovative design brings resilience through the integration of 'no' and 'low' technologies of Trombe walls and solar slabs with the high-tech use of the earth energy bank. Collectively they represent a showcase of best practice in sustainable construction.
- 16.8.20 We would encourage the local planning authority to review the content of the detailed body of supporting surveys, assessments and reports submitted in support of this planning application. The proposed development therefore accords with the aims and objectives of Policy SP18 and should be supported.

### **SP19 Presumption in Favour of Sustainable Development**

- 16.8.21 The proposed development is of a truly outstanding and innovative design. The NPPF states at paragraph 124 that: *"Good design is a key aspect of sustainable development."* The proposed development would also deliver clear economic, social and environmental benefits to the local area as set out in section 16.2 of this statement. These benefits would be delivered jointly and simultaneously, recognising that the economic, social and economic objectives of sustainable development are interdependent. The sensitive design of the proposed development will contribute to the protection and enhancement of the Howardian Hills AONB, North York Moors National Park and the knoll Hill VIUA. The design and sustainability credentials have been assessed and independently verified by experts. The proposed development therefore represents a sustainable development. The proposed development therefore accords with the aims and objectives of Policy SP19 and should be supported.



## 17. Conclusions

### 17.1 Introduction

- 17.1.1 This section brings together the information presented within this planning statement and provides a reasoned conclusion for the approval of this application.

### 17.2 Accordance with National and Local Planning Policies

- 17.2.1 This planning statement demonstrates that the proposed development accords with the relevant national and local planning policies.
- 17.2.2 The proposed development will deliver economic, social and environmental benefits including:
- providing an exceptional quality dwellinghouse, to drive up the standard of design, innovation and sustainability in rural areas both locally and nationally
  - providing a residence for the applicants to enable them to effectively manage and oversee several businesses which they own locally
  - incorporating sustainable and innovative technologies in the design, to promote high levels of sustainability in this and future rural housing developments
  - establishing a sensitive masterplan to conserve and enhance the special landscape qualities and features of the wider site
  - conserving and enhancing the biodiversity value of the site
- 17.2.3 The applicants are active members of the local community and intend to build and occupy the dwelling themselves.
- 17.2.4 The proposed development has been externally verified by independent experts whom have confirmed the design to both truly outstanding and innovative. The design reflects the highest standards in architecture and will help to raise the standards of design more generally in rural areas both locally and nationally. The proposed development promotes high levels of sustainability. The proposal utilises technologies that have not been widely used in the context of houses in order to further advance the use of technology which has the potential for being a realistic and affordable option for more widespread use. The proposed development could therefore drive up the sustainability credentials of future housing development.
- 17.2.5 The planning statement provides detailed justification to demonstrate how the design meets the requirements of paragraph 79 of the NPPF, as well as paragraphs 131 which instructs local planning authorities to give “*great weight*” to truly outstanding and innovative designs which promote high levels of sustainability.
- 17.2.6 The advice of paragraph 129 should also be considered; local planning authorities are advised to make use of assessment frameworks such as Building for Life, and to have regard to the recommendations of design review panels. The scheme has been assessed against the Building for Life assessment framework and has been presented to the Yorkshire Design Review Panel on two separate occasions. The sustainability credentials of the proposed development have also been appraised by the Carbon Free Group.
- 17.2.7 The proposed development therefore accords with the relevant policies of the National Planning Policy Framework and the Ryedale Plan.

- 17.2.8 The accompanying drawings, surveys, assessments and reports submitted in support of this planning application further demonstrate how the proposed development accords with the relevant national and local planning policies.
- 17.2.9 The proposal:
- Is both truly outstanding and innovative in its design
  - Includes the integration of multiple energy facilities in a way not knowingly seen before in a residential setting
  - Is sensitive to both the landscape and the defining characteristics of the local area through design and materials selection.
- 17.2.10 The proposal is "*truly outstanding*" as well as "*innovative*" through its contemporary design which has evolved based on a comprehensive understanding of the site and its surroundings, teamed with the use of sustainable and innovative technologies not previously used in a residential setting.
- 17.2.11 The development will contribute towards a better understanding of the technology which will help to raise standards of design more generally, including in rural areas.
- 17.2.12 Sadler Brown Architecture has designed a 'germinating house' based on the concept of a 'seed's growth' as the key guiding principle to inform the appearance. The proposals adopt the principles found in '*organic architecture*' with natural, softened sinuous forms that grow out gently on the hillside and maximise the area of south-facing envelope for solar advantage.
- 17.2.13 A sensitive site-wide landscaping scheme is a fundamental element of the proposals and will both conserve and enhance the landscape setting of the Howardian Hills AONB, North York Moors National Park and the Knoll Hill VIUA.
- 17.2.14 The proposed development has evolved based on a comprehensive understanding of the landscape and its defining characteristics. The proposed development is therefore sensitive to the defining characteristics of the local area.
- 17.2.15 The proposal therefore comprises "sustainable development" and this application should be approved in accordance with the National Planning Policy Framework.

### **17.3 Additional information**

- 17.3.1 In the event that additional information, clarification or further details concerning the proposed development is required during the determination period this will be provided on request.
- 17.3.2 The applicant is prepared to discuss the detail of any conditions which may be attached to a permission in advance of these being recommended.

**Document ends**