

DESIGN, ACCESS AND HERITAGE STATEMENT

At: Cherry Garth,
Page Lane,
Wombledon

Cheryl **Ward**
Planning

For: Mr A Dodson
At: Cherry Garth, Page Lane, Wombleton, YO62 7SE

Cheryl Ward Planning
MSc ICN MRTPI

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Rev/version no.	Date	Amendment details	Revision prepared by
V2	15/08/2022	Client amends	CWP

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1.0 Introduction

- 1.1 Acting upon the request of the applicant Cheryl Ward Planning has been appointed to submit a full planning application in relation to the area outlined in red on the attached location plan at Cherry Garth, Page Lane, Wombleton, YO62 7SE.
- 1.2 Planning permission is sought under the Town and Country Planning Act 1990.
- 1.3 In summary, the application is for a detached car port within the domestic curtilage of Cherry Garth, a recently approved replacement dwelling in the heart of the village which has brought significant enhancement to the distinctive character of the settlement.
- 1.4 The car port, previously withdrawn from the last application has been re-assessed and in summary this revised scheme together with the applicants brief seeks householder planning permission to:
 - Make use of the only available amenity space to create an attractive, usable outdoor space for undercover vehicle parking and domestic storage.
 - Reduce massing with a hipped roof together with the overall height so that at no point does the structure breach the skyline.
 - Ensure the proposal fits in context with neighbouring buildings.
 - Use of materials that do not compete with the local vernacular streetscene.
 - Create a development that is positioned appropriately in the streetscene with softening to the edges thus allowing the adjacent listed Village Hall to remain the dominant form/focus on Page Lane.
 - Have special regard for the preservation and enhancement of Wombleton Conservation Area.
 - Have due regard to preserve the setting of adjacent listed buildings.
- 1.5 The application falls under the jurisdiction of Ryedale District Council for planning control. The accompanying plans identify the site location together with a computer generated image to show how it is physically possible to site the structure in the domestic curtilage of Cherry Garth without severely impact upon the village streetscene, setting of the Village Hall and street context in a setting of predominantly 20th century housing.
- 1.6 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.
- 2.2 With the application there is also a requirement to submit a Heritage Statement where a statutorily designated heritage asset is affected. In this case, the application site falls within Wombleton Conservation Area and has the potential to affect the setting of an adjacent listed building (Village Hall). The Conservation Area and listed building are the 'heritage assets' and have therefore been assessed. The Statement is incorporated within this report.

3.0 Planning History

- 3.1 A search of Ryedale District Council's online search facility has revealed the brief planning history for the site:

21/01335/FUL - Erection of a 4 no. bedroom detached replacement dwelling incorporating parts of the existing dwelling at Cherry Garth, Page Lane, Wombleton – Approve.

- 3.2 The planning statement sets out the overall case for the proposed development and is supported by the following documents:

- Planning application forms.
- Computer generated image (CGI).
- OS Map Extract (for site identification).
- Block plan.
- Car port elevations and plan view – Dwg. 2.

4.0 Site Constraints

Site Constraints

- Wombleton Conservation Area.

Geographic Information

- 4.1 A thorough check of Magic Map has revealed there is no presence on the site edged in red or within close proximity to any known ecological (habitat and species), archaeological, landscape classification or marine constraints that would have a bearing on the submission of the application.
- 4.2 Magic provides authoritative geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain including the application site and is a reliable source of information.
- 4.3 Further to our research, it is not considered that additional surveys or appraisals are necessary in this instance and validation of the scheme as presented is requested.

Flood Risk

- 4.4 The site is not deemed to be at risk of flooding from rivers, surface water or reservoirs as confirmed by the Environment Agency's long-term flood risk assessment for locations in England.

5.0 The Site

Site context and surroundings

- 5.1 The application site falls within Wombleton and is located in the centre of the village within the Conservation Area. It is a site viewed within the context of neighbouring buildings including the adjacent listed Village Hall. For planning purposes the site is within an 'Other Village' based on the facilities it has to offer.
- 5.2 In a wider context, the application site lies on the edge of the North York Moors on a flat plateau between Kirkbymoorside (2.2 miles east) and Helmsley (3.2 miles west) with Nawton/Beadlam to the north west.
- 5.3 Inside the settlement, the application property lies to the west of Page Lane and is set towards the back edge of a long plot, behind a deep front garden (the only amenity space the property possesses). Such spaces can be used to create attractive and usable outdoor spaces especially when grouped with traditional walling and hedging.
- 5.4 The dwelling has very little rear amenity space and is a property that does not benefit from any other outbuildings to support the function of the dwelling i.e. there is nowhere to store lawn mowers, bbq, bicycles and general domestic paraphernalia for the recently permitted 4 bed house.
- 5.5 The property, recently allowed as a replacement building is of modern construction and makes a positive contribution to the character and appearance of the streetscene, the Conservation Area and does not prejudice the setting of the Village Hall nor other neighbouring buildings which includes other single storey outbuildings/garaging which are clearly visible in the same street.
- 5.6 The property stands as an independent residential unit and benefits from a large front curtilage. It is essentially an open area/viewable platform when turning onto Page Lane from Flatts Lane and the set back nature of the buildings provides an appropriate backdrop.
- 5.7 In lieu of there being no rear garden, the front aspect essentially provides the main functional zone for the dwelling including parking, turning and manoeuvring of the applicants' vehicles.
- 5.8 The application site falls entirely within Wombleton Conservation Area (CA) where there is an eclectic mix, variety and style of buildings and modifications to dwellings including those directly opposite the Village Hall where there is an element of glazing used in a recent extension.

Area perambulation

- 5.9 The draft Wombleton Conservation Area Appraisal (2005) places Page Lane in 'Zone 3' as formerly being the 'back lane' to the east side of the village. Nineteenth century maps show Page Lane to have been undeveloped and consisting of a lane at the end of the rear plots to the buildings on Main Street largely laid out with trees/orchards.
- 5.10 The first, and still the most noteworthy, building on the lane is the National School, now the village hall, built in 1844. It comprises a single storey building with limestone walls, pointed "gothic" windows with ashlar surrounds, and a Welsh slate roof.
- 5.11 The Village Hall commissions a centre stage location on the pavement edge and is at the forefront of the streetscene. It commissions a high status (Grade II Listed) and in its own right attracts views from Page Lane. It is acknowledged that no other building should affect the setting.
- 5.12 Over time however, it has been accepted that the majority of the above mentioned plots have been sub-divided and new houses built, fronting onto the lane (Page Lane) including the recent replacement dwelling at Cherry Garth (the application property).
- 5.13 The CAA acknowledges the more recent buildings exhibit a variety of styles and materials including brick. They are mainly detached buildings sitting back from the road.
- 5.14 Despite these changes, Page Lane does still retain its rural character to a certain extent. It is not fully laid out with pavements or kerb edging and there are views to the greenery of the hedged south part of the lane.
- 5.15 In summary, this zone consists of a swath of piecemeal development to the north and east of the village outside the historic boundary. For these reasons, this area has not been included within the Conservation Area boundary.
- 5.16 It is noted during the area perambulation that the majority of properties (excluding the application property) benefit from outbuildings of one form or another whether detached or physically attached. This includes, the more recent lean-to addition to the Village Hall and a pitched roof garage which butts up to the back wall of the listed Village Hall.
- 5.17 Looking south of the application property the landscape is largely open and gradually elevates allowing extensive long distance views through the landscape.
- 5.18 Boundary treatments are commonly low stone or brick walls which are a distinctive feature of the village Conservation Area, however the visual impact of overhead lines particularly close to the listed Village Hall running with Page Lane do cause some erosion far greater than the proposal sought under this application.

- 5.19 Cherry Garth is a large, 4 bed property with a defined entrance point (left side of property frontage). Turning the corner onto Page Lane from Flatts Lane however, it is the larger brick built, dormer dwelling to the north (behind the listed Village Hall) which carries a far heavier, overbearing presence in the streetscene and is more likely to overshadow the Village Hall due in part to its verticality, bulk, height, massing and associated garage which butts up to the rear of the listed building.
- 5.20 The application site on the other hand, whilst fairly open, is bound by existing and mature vegetation and the replacement building that now stands on the site poses a far superior and enhanced building appropriate to distinctive character of the site. The house is characterised by a simple, flat, clean line appearance with a good solid to void ratio, and complementary coloured render, windows/doors and brick plinth which is a key feature and golden thread running throughout the site.
- 5.21 All in all, the property reflects elements of local distinctiveness and is of a traditional 'low key' design. The car port will assist in removing the currently exposed, parked motor vehicles from the site and conceal them, to a certain extent, within the desirable, well-mannered car port designed to flow harmoniously with the host building and sit comfortable on the site as indicated in the accompanying CGI.
- 5.22 In summary, a review of the area perambulation clearly indicates that the proposal does not bring about harm to any of the notable features, village setting or cause undue harm to the Conservation Area.
- 5.23 The property and domestic uses are capable of being extended in a forward manner, albeit in line with the neighbouring garage butting up behind the Village Hall yet remaining behind the building line of the adjacent Village Hall.

6.0 Heritage asset – Wombleton Conservation Area and Listed Buildings

- 6.1 The application site falls within Wombleton Conservation Area which includes most of the village and properties within it.
- 6.2 Conservation Areas are defined in the Planning (Listed Building and Conservation Areas Act) 1990 as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation Areas are therefore those areas considered to have the most important environmental quality in the District.
- 6.3 The character of Wombleton Conservation Area is defined by the boundary which follows the historical extent of the plot boundaries of the built up area fronting onto Main Street. The area includes the majority of traditional buildings making a positive contribution to the character of the village. This boundary represents the historic core of the village.
- 6.4 Wombleton is an exception from most villages in that it had an airfield. During the Second World War, the 6 Group of the Royal Canadian Air Force flew Mk II Halifax bombers from the airfield, along with Lancasters, Spitfires and Hurricanes. Now it is used for civilian light aircraft. The airfield is situated on land which was once ancient common, enclosed in the 18th century to the south of Page Lane.
- 6.5 Like the majority of villages, Wombleton has developed from a farming community into a largely dormitory village. There are significant farms and farm buildings remaining - Manor Farm, White House Farm and South View Farm, on the west of Main Street and Fir Tree Farm to the east. These are important to the character of the village.

Character and relationship of open spaces in the conservation area.

- 6.6 An important characteristic of the village are the views between buildings to open spaces, trees and countryside. The old village farm buildings have their axis at right angles to the street and this opens up such views.
- 6.6 This proposal does not seek to harm the relationship of open spaces in the Conservation Area.

Green space, trees, hedges and other natural elements to the character of the area

- 6.7 The most significant open space within the conservation area boundary is the large field at the south end of the village identified as belonging to J Shepherd Esq. on the 1816 Enclosure Map.

- 6.8 This field is bounded by thick hedges, in Page Lane contributing to a typical country lane scene; whilst in Main Street it forms the eastern boundary of the increasingly built up area. The over-riding characteristic of the village is its rural setting in which lawns, walls, hedges and trees play a vital part of the locality.
- 6.9 This proposal does not seek to harm the character of the area and aims to retain the soft vegetation to the site boundaries and a traditional low level brick wall to the site frontage.

New buildings

- 6.10 It is acknowledged that there are a number of modern buildings which do not wholly respect the traditional character of the settlement in terms of scale, siting, external details and boundary treatments, however they now form part of the local, rural, streetscene and provide a useful guide for what may be appropriate for the siting of 'new buildings'.
- 6.11 The CAA notes that some buildings, in particular are set too far back from the street. The boundary treatments are too heavy. They are too big for their context. The walling materials do not relate to the rest of the village.
- 6.12 Taking the above into account, this proposal aims to appropriately site the proposed car port as far back into the site as possible and to ensure that it has a background context i.e. it sits against existing buildings. It is also to ensure turning space is possible whilst safeguarding the streetscene and adjacent listed building to any further erosion in character.

Understanding the nature of the significance

- 6.13 The starting point for the assessment when considering the significance of heritage assets is to identify the asset, in this case it is Wombleton Conservation Area and the nearby listed Village Hall that are likely to be affected by the proposed development.
- 6.14 Once established the contribution made by its setting and the effect of the proposed development on the significance of the asset(s) can be considered.
- 6.15 The LPA are clearly satisfied that replacement dwellings in this location are an acceptable form of development as an enhancement to the appearance of this part of the Wombleton Conservation Area in line with planning policies SP12 and SP16 of the Ryedale Local Plan Strategy (2013).
- 6.16 There is no mention of the impact of the dwelling on the adjacent Village Hall in the recent Officers delegated report for the replacement dwelling nor does it form part of the Officers Appraisal.

- 6.17 In bringing forward this further proposal we aim to demonstrate that similarly to the replacement dwelling, this scheme will safeguard the integrity for all of the adjacent buildings, not just the Village Hall but also for wider neighbouring amenity.
- 6.18 Together with lessening the impact on the Conservation Area, landscape features such as walls and trees which are important to the character of the village will be retained. This demonstrates our expert knowledge to exercise the applicants due diligence to protect these key features.
- 6.19 The asset's physical surroundings include characterful open space, trees, wide verges, access tracks and traditional boundaries that contribute to its setting.
- 6.20 Taking a more in depth look inside the village and the experience of the asset(s) this includes the views and vistas up and down Page Lane, Flatts Lane, Back Lane and along the road to Welburn, to and from, towards, through and across the Conservation Area.
- 6.21 It is concluded that the proposed development will not affect the Wombleton Conservation Area.

Listed status

- 6.22 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering applications for planning permission special regard should be had to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of this Act states that local planning authorities have a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

Listing – Village Hall, Page Lane

- 6.23 The historic environment record list entry description states:

SE 68 SE WOMBLETON PAGE LANE (west side)

4/110 Village Hall

GV II

National School, now village hall. 1844 on commemoration tablet; C20 extension to left. Dressed limestone and ashlar; slate roof; brick stacks. Single storey. C20 glazed door in left extension under original milled lintel. All windows are tall and pointed with small-pane glazing. Coped gables. Moulded scrolls at each corner. Extension at left rear not of special interest.

Listing NGR: SE6698183978

- 6.24 The listing description confirms that the Village Hall has been extended, the extension is of no special interest. The aforementioned extension falls on the south elevation of the Village Hall, between this and the application site there is also a neighbouring driveway and a dense hedge.
- 6.25 The lean-to extension, adjacent driveway and hedge act as a buffer to the Village Hall. Although in close proximity to the application site it is likely that the lean-to extension has a far greater impact on the Village Hall than any other development in the near vicinity.
- 6.26 Other than the Village Hall being well referenced in the CAA, the list description provides minimal information about the internal or external character and fabric of the building.

Legally

- 6.27 The building known as Village Hall, Page Lane is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. As such there is no intention that the scheme will result in the loss of any internal architectural or historic fabric.

Listed buildings

- 6.28 Listed Buildings are irreplaceable heritage assets which are recognised as being of special architectural or historic interest in the national context. They are identified on the National Heritage List for England held currently by the Department for Culture, Media and Sport.
- 6.29 Protection extends to the whole building, inside and outside, its curtilage and certain structures within its domain. The majority of works to Listed Buildings require listed building consent (in addition to any other consent required through planning legislation), including internal features and fittings, attachments and any decorative schemes of special significance.

Summary of importance

- 6.30 A relevant proportion of significance has been assessed together with the nature, extent and relative importance to the past. This assessment can now focus on what effect the proposed development may have on the heritage asset (Wombleton Conservation Area and the adjacent setting of a listed building – Village Hall).
- 6.31 From here we can begin to describe how the proposed car port will fit within the context provided by the surroundings. This is possible due to the large plot (curtilage) size which allows for improvements to the quality and liveability of the sites occupants together with the site's compatibility to accommodate a new building for improved viability and prospects for long term conservation.

- 6.32 Having regard specifically to the adjacent listed Village Hall, we refer to the 'optimum viable use' of the application site which has always been residential versus the Village Hall (with its intermittent uses) there is no net change.
- 6.33 Paragraph 194 of the NPPF requires the level of detail including the contribution that the site/dwelling/structures makes to the area setting to be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on any significance.
- 6.34 The proposal has the ability to allow the key attributes of the Listed Village Hall, where they exist, to remain as they are. The scheme is suitably designed for optimal viable use and is conducive to the layout of the area without impacting on the village hall use.
- 6.35 Either way, the development is respectful to all existing buildings, listed or not.
- 6.36 This Assessment of Heritage Assets concludes that the proposed development would have less than substantial harm on the character, form and appearance of the adjacent Village Hall.
- 6.37 Whilst 'setting' itself is neither a heritage asset nor a heritage designation it can contribute towards the significance of a heritage asset.
- 6.38 The policies contained in the NPPF together with guidance on their implementation in the Planning Policy Guidance (PPG) provide the framework for the consideration of change affecting the setting of designated heritage assets.
- 6.39 In addition, paragraph 206 of the NPPF (July 2021) requires LPAs to look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourable.
- 6.40 The heritage asset(s) in this case are maintained and enhancements will be made to the overall streetscene in the form of increased boundary features and screening to create softened edges to the development. As such, the development can be seen as a positive change.

The 'public benefits' of the proposal

- 6.41 The application is concerned with a relatively small scale (householder) change to an existing residential dwelling where there is no doubt that wider public benefit would accrue from development. Whilst that is not wholly possible to achieve 'no net loss', the applicant is investing in the area value and **Policy SP12** (Heritage) and other strategic planning policies set out in the Ryedale Local Plan Strategy acknowledge this.

- 6.42 The development presents an opportunity to make a positive contribution to ‘local distinctiveness’ by introducing new development as well as retaining all of the traditional features which encompasses the whole new experience of Cherry Garth (the dwelling) and visual amenity by providing a clear distinction between old and new.
- 6.43 In addition, para. 208 of the NPPF requires LPA’s to assess whether the benefits of a proposal for enabling development, which may otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies.
- 6.44 In this case, whilst there may be a small degree of visual harm caused and disruption when the development is in construction, that harm is justified by the public benefits of the proposal to some extent. It is also considered that the continued use of Cherry Garth in itself will assist in contributing to long term preservation and therefore proposes added public benefit.
- 6.45 In summary, the public benefits in this case are concerned with the consistency of ‘use’ of the application site and the ‘physical appearance’ to an adjacent listed structure in a designated setting.
- 6.34 The heritage asset in this case is maintained and the development is seen as a positive change.

Site location



Fig 1. Identifies the site location and adjacent land used for domestic purposes at Cherry Garth, Wombleton.

7.0 The Proposal

Introduction

- 7.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of this planning application.
- 7.2 The primary purpose of the development is to site a car port in the domestic curtilage in order to enhance the domestic amenities of the host building known as Cherry Garth where currently non are in existence.
- 7.3 The accompanying plans seek to show how this can be achieved on the site without harming the special qualities of the area including an adjacent listed building and Wombledon Conservation Area.
- 7.4 In essence, the whole site is designed to work in unison in finding a solution for the occupiers for the lifetime of the development.

Car port

- 7.5 The car port is to be located in the domestic curtilage forward of the host building. The location has been specifically chosen so as not to impact on the host building, neighbouring buildings, the local streetscene, the Conservation Area and an adjacent listed building.
- 7.6 The main changes to the design of the car port post withdrawal from the replacement dwelling application are:
- A lowering of the ground level to keep the overall height down.
 - A reduction in height from the previous proposal of 300-350mm metres owing to a reduction in ground levels - meaning that the car port is no higher than that of the Village Hall (where eaves are - 2550mm, ridge - 4200mm) and thereby not competing with it.
 - Introducing a hipped roof at both ends – in order to reduce massing and views through the site.
 - Making use of double pantiles to match the house roof.
 - Rebuilding of the traditional brick front boundary wall.
 - Creation of a soft visual appearance to the corner of Flatts Lane and Page Lane.
- 7.7 The proposed car port will run with a shortened ridge running in a east/west direction similar to the lean-to extension at the Village Hall and the neighbouring garage which butts up to the back of the Village Hall although not as high.

- 7.8 The building will accommodate 2 no. front openings to the south facing elevation with a simple log store on the side (west). It will be externally finished with exposed oak pillars and horizontal boarding to the north, east and west elevations under a hipped roof clad in double pantiles to match the house. Essentially, it is a non-harmful, simple structure.
- 7.9 The car port is to have a completely open fronted aspect to create transparency through the site.
- 7.10 The juxtaposition of the car port versus the Village Hall means that the two buildings will be viewed in completely separate contexts without harm to one another, that being:
- the car port is clearly anchored to Cherry Garth and the residential context of Page Lane whereas;
 - the Village Hall remains at the forefront of views together with the red post box and yellow defibrillator housing.
- 7.11 Throughout the scheme there are suitable linkages with the garden and the host building, Cherry Garth.

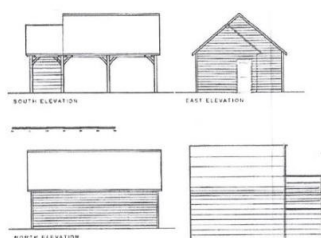


Fig 2. – Previously sought car port

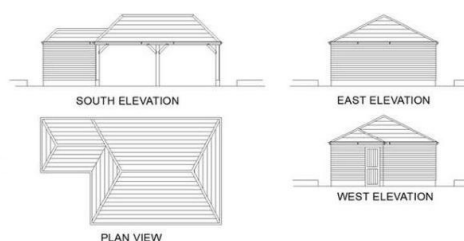


Fig 3. – Proposed car port – significant reduction in height.

Design and materials

- 7.12 In line with the Design Guide (Residential Extensions and Alterations SPD) the domestic car port, to be used on a daily basis, (unlike the Village Hall which presumably has only intermittent use) is designed to a high standard of detailing and is subservient in scale and massing with the host building and surrounding buildings.

7.13 The position and scale of the car port is chosen as it culminates in the least harmful loss of space in the domestic curtilage and secures a backdrop of buildings when viewed from Page Lane. Siting a building in the chosen location maintains the flow and function throughout the site's external spaces around the dwelling.

Appearance

7.14 In summary, the approach in terms of design is to create a modest addition to the household which is little over what is normally allowed under permitted development. Furthermore, that is both functional and operational and mimic key connections to the traditional characteristic of the locality for example:

- Matching materials compatible with the locality.
- Compatibility to the surroundings.
- Subservience to nearby structures i.e. hierarchical elements of the dwelling which diminish in height and scale so as not to over dominate.
- Stonework to window ratio - well balanced.
- Creating usable, transitional zones between existing internal and external levels spaces.



Fig 4. – Proposed car port.

Access

- 7.15 Vehicle access to and from the site will remain unchanged. Accessing the new car port via the existing domestic curtilage by vehicle traffic does not pose a constraint to the development or other road users.

Landscaping

- 7.16 The accompanying CGI illustrates new areas of planting of native species garden shrubs etc and a suitable density together with proposed areas of informal and formal landscaping in the existing front garden. This presents opportunities for conserving and enhancing the natural environment.
- 7.17 This element of the scheme promotes conservation, restoration and enhancement of priority habitat, ecological networks and the protection and recovery of priority species and presents an ideal opportunity for pursuing measurable net gains for biodiversity.

8.0 Landscape and Biodiversity Assessment

- 8.1 The UK Government and devolved administrations have placed regulations on LPAs to take a lead in responding to biodiversity losses through the adoption of clear environmental and planning policy requirements that encourage developers to take account of biodiversity impacts.
- 8.2 In England, the National Planning Policy Framework (2021) states that planning should contribute to conserving nature and securing 'net gains' for biodiversity (ch. 15).
- 8.3 The Royal Town Planning Institute in collaboration with Partnership for Biodiversity in Planning have recently prepared an advice note to promote biodiversity through the UK planning system (Nov 19).
- 8.4 In accordance with national planning and biodiversity policies and legislation this development takes account of the potential net gains for biodiversity and provides useful information about promoting biodiverse developments through planning.

Summary of site opportunities for biodiversity through planning

- To maintain and enhance biodiversity – good quality bat and bird boxes will be erected on the site and close to the eaves of the car port. The above provides a net benefit to biodiversity.
 - To not cause significant loss of habitats.
 - Maintain and enhance all green infrastructure – brick walls, hedges and traditional boundaries will be maintained as will a grassed areas within the front garden/amenity area to the south of the dwelling, and area of trees and greenery on the northern site boundary with the neighbouring property (which falls between the application site and Village Hall).
 - The site will promote health and well-being to future occupants and neighbours as they will be exposed to a pleasant openness, light and clean air.
 - The site will promote general improvements to physical and mental health – due to exposure and improved means of accessing the site and the opportunities to live a healthy lifestyle and home working environment.
 - Nature in this case will act as a catalyst to future occupants' enjoyment of the dwelling and added amenity.
- 8.5 It is concluded that the proposal will not result in a net loss of biodiversity. Rather it will provide an enhancement and promote opportunities for wider biodiversity enhancement through an increase in mix of flora and fauna and lifestyle choices.

9.0 Planning Policy Context

Planning and Compulsory Purchase Act 2004

- 9.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 9.2 Under section 70(0) of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise. The determination of planning proposals must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2021)

- 9.3 The NPPF 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.
- 9.4 The NPPF is a contributing material consideration. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 9.5 Paragraph 7 states that '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'.
- 9.6 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.
- 9.7 To fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.
- 9.8 Paragraph 9 of the NPPF states that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.
- 9.9 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

- 9.10 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 9.11 Paragraph 127 states that plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.
- 9.12 Paragraph 128 advises the LPA should provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.
- 9.13 Paragraph 129 advises that design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.
- 9.14 Paragraph 130 seeks to ensure 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;

Continued ...

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 high 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.

Ryedale Local Plan Strategy (2013)

9.15 The Ryedale Plan Local Plan Strategy was adopted in September 2013 and covers the whole of the administrative area of Ryedale District (excl. the NYM National Park).

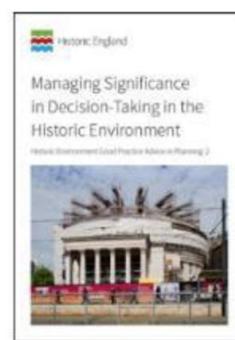
9.16 Ryedale District Council adopted its Core Strategy with modifications in September 2013 and June 2019 where Members of the District Council formally adopted the Ryedale Plan Local Plan Sites Document. This is the now the relevant Development Plan in force for consideration of applications. The following policies are considered relevant to the case.

- SP12 – Heritage
- SP13 - Landscapes
- SP16 – Design
- SP19 - Presumption in Favour of Sustainable Development
- SP20 – Generic Development Management Issues

Capacity for Change

9.17 From time to time it is accepted that there must be capacity for change and is one that is recognised by Historic England's advice notes and guidance. Development might include new buildings, the demolition of insignificant buildings and the opening of spaces to better reveal the significance of heritage assets in their settings.

- 9.18 It is concluded that the understanding gained from looking closely at the site and the immediate locality has in this case helped to prepare a well-balanced proposal that is capable of conserving and enhancing the significance of the area/area setting as a whole.



Neighbouring Amenity

- 9.19 The applicant recognises good quality development should not result in an adverse impact on the amenities of occupiers of nearby properties

10.0 Conclusion

- 10.1 This section brings together the information presented within this Design, Access and Heritage Statement and provides a reasoned conclusion for the approval of this application together with the accompanying supporting documentation.
- 10.2 The proposal has been developed in response to the parameters of the site and the heritage assets (Wombledon Conservation Area and listed buildings) together with the applicant's design brief and future householder needs for the site.
- 10.3 The development proposal has been designed with a level of thoroughness proportionate to the relative importance of the heritage asset/s whose fabric is to a certain extent, but by no means wholly, affected by this proposal due in part to the juxtaposition of the proposed structure.
- 10.4 In line with the NPPF, HER records have been consulted together with documentary materials and historic mapping. The assessment finds that given the minor nature of the works, a less than significant degree of harm will be caused to the significance of heritage assets identified in this Statement. Predominantly, those being, a Grade II Listed building and Wombledon Conservation Area.
- 10.5 Part of the 'significance' is derived from 'Aesthetic Value' and together with other buildings in the local streetscene and the interaction of the heritage asset with these buildings and the area of Page Lane adds to the experience of those assets. There is no reason why they should not work 'hand in hand'.
- 10.6 Historic England's 'The Setting of Heritage Assets' Good Practice Advice in Planning: 3 confirms that setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. In this case the heritage asset is firmly maintained and the development is far enough away.
- 10.7 The proposed development is unlikely to materially detract from the nearby asset's significance and will not damage its economic viability now, or in the future, thereby the proposed car port does not pose a threat to its on-going conservation.
- 10.8 The setting of heritage assets can change over time. Protection of the setting of heritage assets need not prevent change; indeed, that change may be positive as promoted by this proposal.
- 10.9 It is therefore concluded that the changes as presented represent the optimal, viable use of the application property versus the adjacent listed Village Hall as required in paragraphs 200 - 206 of the NPPF and **Policy SP12 (Heritage) and SP16 (Design)** the Ryedale Local Plan Strategy 2013.
- 10.10 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force and we would ask the LPA to support the proposal.

Up to date photographs – Cherry Garth, Page Lane



Fig 5. – Looking north up Page Lane, application site to left.



Fig 6. – Application site, Cherry Garth, Page Lane, Wombleton.

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