

26<sup>th</sup> September 2022

Our Ref: 8999

Planning Department  
Ryedale District Council  
Ryedale House  
Old Malton Road  
Malton  
YO17 7HH

Dear Planners,

**RE: Moorside Alpacas - Planning Application for a New Agricultural Workers Dwelling on land at OS Field 0068 off Ings Lane, Kirkbymoorside, North Yorkshire, YO62 6DN**

This covering letter accompanies a planning application for an agricultural workers dwelling at land off Ings Lane. The application submitted includes an Agricultural Justification report prepared by Duncan Winspear BSc Hons, Farm Consultant (Associate Director) from Savills together with full design proposals from Studio Stead Architects (RIBA).

The key elements of the application are as follows-

**Business Case and Justification-**

The report prepared by Savills gives considerable detail in this respect. The conclusion of the report is that there is a functional need for the applicants to have a dwelling on the agricultural site. This is so they are within sight and sound of the animals and to give the required care on a year-round basis. The business has been established for a considerable length of time and has been subject to good levels of investment that will aid future profitability.

Since production of the justification report the applicants current work situation for other employers, has been put even more at risk meaning that they have a greater reliance on the farm business for an income. Mr Derek Richardson is under the threat of redundancy still from his work at Ampleforth College as they have sold Gilling Castle thus reducing their requirement for ground working staff.

Attached herewith is the initial preapplication enquiry made to the Ryedale district planning department in early 2021 which gives further details in respect of the need and justification for the dwelling.

### Design-

The Design and Access Statement prepared by Miss Sarah Stead RIBA of Studio Stead clearly sets out design decisions that have been taken with the proposals. This deals with matters such as access, sustainability, design, use, layout and scale. The design has gone through multiple stages of consideration in terms of its landscape impact and quality of design with multiple options explored. A series of sketches are set out to demonstrate this process. There is the inclusion of sustainable/renewable technologies to lessen energy consumption that in turn aids the economic viability of the property and the business by keeping running costs as low as possible. This is a key item given the record levels of energy prices.

The proposed house has been designed very sympathetically in terms of its landscape impact and how it is viewed in the wider area and being set with the existing agricultural buildings.

### Planning Policy-

The Ryedale District Council Development Plan- The Ryedale Local Plan Strategy has a number of policies relevant to this application. Comments on these are as follows-

#### **Introduction**

The purpose of the Ryedale Plan is to encourage new development and to manage future growth while ensuring that change across the district is based on a presumption in favour of sustainable development. This includes supporting the delivery of new homes with a focus on protecting Ryedale's outstanding landscapes and rich cultural heritage. In effect the Plan acts as a local expression of National Policy.

#### **General**

As per paragraph 2.28 there is an acknowledgement that a significant proportion of the workforce in the area is employed in traditional manufacturing and agricultural sectors. These are areas that are in decline but are still core sections of the economy. The plan accepts that the Ryedale area has one of the highest levels of businesses relative to its population with high levels of small and medium sized businesses. The district also has high business start-up rates which are indicative of a strong enterprise culture. The agricultural business in this instance has been operating for over 10 years and continues to adapt and change to make itself sustainable and profitable.

#### **Section 4- Housing**

Under this section no specific policies in relation to the provision of agricultural workers dwellings where there is a functional need demonstrated. There is however a clear drive that new homes are required, many of which will be on greenfield sites.

#### **Section 5 - Economy**

The Plan aims to provide a strong and healthy economy as this is integral to the quality of life, prosperity and sense of personal security of residents of the district. Section 5.2 notes that agriculture is a traditional sector of the economy across the district and plays a key role. Paragraph 5.4 highlights that the Plan looks to support stable sectors of the economy such as manufacturing, tourism and agriculture. If the proposal in this instance was granted consent, then this would directly support the agricultural sector.

Under section 5.35 there is an acceptance that there will be rapid change in the land based and rural economy and that the Ryedale Plan is intended to support and be flexible to the needs of those who rely on the land based economy. This includes supporting new opportunities and to give support/encouragement where appropriate if Ryedales countryside is to continue as a living and working countryside that is intrinsic to Ryedales cultural identity. The proposals fully satisfy these aspirations.

Policy SP9- The Land Based and rural economy highlight support for the following-

- Ryedales land-based economy will be sustained and diversified with support for new buildings that are necessary to support land based activity and a working countryside, including for farming, forestry and equine purposes.
- Replacement dwellings for land management activity if no other existing available building is suitable or capable of conversion of existing buildings or provision of new buildings support appropriate small scale rural economic activity in line with policy SP69.

The proposals and activity/business on the site are supported by SP9.

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

This element of the Plan sets out that 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 also highlights that it will always work proactively with applicants jointly to find solutions which mean that proposals can be approved where ever possible, and to secure development that improves the economic, social and environmental conditions in the area. The application satisfies all these aims.

It is fully accepted that there will be an occupancy restriction for agricultural use on the dwelling. Paragraph 8.7 notes occupancy conditions are used to help ensure that permanent residential accommodation can be provided in the open countryside at locations where residential development will not normally be located but which can be demonstrated as necessary to support an existing, established land based business. The application fully satisfies this statement.

#### **Policy SP21- Occupancy Restrictions**

Section C of this policy- Agricultural, Forestry, Land Based Activity sets out the following items-

1. Proposals for new residential development in the open countryside (outside development limits) to support land-based activity, will be required to demonstrate an essential need for the dwelling that can not be met elsewhere. A condition will be applied requiring that the dwelling remains available in perpetuity for use by a person employed fulltime in agriculture/forestry or other enterprise for which a dwelling in a particular location is considered essential.
2. Time restricted conditions and occupancy conditions would be applied to temporary residential accommodation to support a new farming/forestry/rural enterprise

activity where the need for the accommodation can be justified. In this instance the enterprise has been established for a considerable length of time and a permanent dwelling can be fully justified.

### **Additional Information**

The agricultural Justification Report sets out details of farming business. This is the principle justification that demonstrates the need for a dwelling in open countryside. This comes alongside the applicant's great passion and love for farming, the local community and the area. They breed many different animals and are longstanding members of various associations and breed societies as follows-

- British Alpaca Society Members for 18 years
- Yorkshire Alpaca Group Members for approximately 15 years
- Blue Faced Leicester Society members for approximately 12 years
- NSA (National Sheep Association)- Members for approximately 12 years

The above memberships demonstrate a longstanding commitment to agriculture and farming with a real passion for the rural way of life. The applicants have made the parcel of land very productive which is down to their long-term commitment, hard work and dedication.

It is confirmed that there are no other traditional buildings onsite that would be suitable for conversion to satisfy the residential need. There is one traditional stone building but this is very compact and in no way would provide a suitable dwelling.

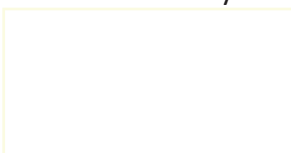
### **Conclusion**

This covering letter together with supporting documents and design proposals satisfy Local and National Planning Policies. If approved, the proposals would show Ryedale District Councils commitment to agriculture and their support for small businesses.

The applicants are well known in Kirkbymoorside and the rural community. They are a real asset to the area and go about their farming business without any upset or harm to neighbours. The site is very well cared for and although the house is effectively in open countryside it is set against existing buildings and in the wider landscape would not be seen as an isolated development.

We trust you find the above and attached in order and look forward to verification of the planning application. If you have any queries or require any further information please do not hesitate to get in touch.

Yours Sincerely



**Louis Stainthorpe**

BSc (Hons), MRICS, RICS Registered Valuer, MCABE (Director)

Cc Debbie Richardson