

Design and Access Statement

In Support of a Planning Application for

**Demolition of existing redundant buildings and
erection of new build holiday unit**

**Glebe Farm,
Hessey,
York
YO26 8JP**

**Stuart Geldhill
17th March 2022**

Background

This application is submitted on behalf of Mr and Mrs Gledhill who are the owners of Glebe Farm, Hessay, York YO26 8JP which is the application site. They are the 3rd generation of Gledhills to farm the site and the fourth generation are keen to continue the succession.

The farm currently consists of 156 acres of owned land with a further 125 acres of rented land. The farmstead comprises of a detached farmhouse and two, two bedroomed conversions occupied by family members. There are a number of agricultural buildings on the site to facilitate the care of their herd of beef cattle.

The farm is shortly to lose its 125 acres of rented land due to the owner redeveloping this land for use as a solar energy farm. In light of this, the family are looking for new ways to encourage revenue into the farm.

The Proposal

The erection of a new build structure to provide four self-contained holiday let units, following the demolition of existing agricultural buildings which include redundant stables, a garage and storage buildings. These buildings are no longer suitable for modern day farming.

Site Location

The site is situated to the west of the village of Hessay, around 5 miles outside the City of York, and is designated as Green Belt.

Amount and Scale

The applicant proposes one building which will be split into four units. These will be constructed of concrete block and clad in wood effect composite cladding. The U-shaped building will measure 15m x 18m with an overall footprint of 216 square metres, giving each unit 54-55 square metres of floor space.

The buildings to be demolished have a footprint of 315 square metres and a cubic volume of 698.6, meaning the new development will have less of an impact on the open countryside than what currently exists.

Appearance and Materials

The building will be constructed using concrete block and clad in wood effect composite cladding which is a superior alternative to traditional timber cladding. It is made of recycled materials and built to withstand the very worst British weather. The roofing will be a pan tile roof or pan tile effect sheeting, whichever is the most eco-friendly. The materials proposed are intended to blend in with the existing buildings on the site.

Landscaping

The U-shaped building will provide a natural courtyard to the front where there will be a seating area for the holiday guests' use. No further landscaping is proposed.

Flooding

The site lies in Flood Zone 1 so at minimal risk of flooding.

Access

The site has existing established access from Main Street and there is sufficient parking provision for users of the holiday accommodation. It is not considered that the proposal would cause any significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Policy

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The York Local Plan adopts this policy and confirms the purpose of the York Green Belt is to preserve the setting and the special character of the historic City. The most critical elements of this character are a series of green wedges (essentially the strays and floodplains), which run into the heart of the City from the surrounding areas of open countryside, and the relationship between the urban area and the surrounding villages.

The Local Plan goes on to outline six aims for land within the Green Belt:

- * to provide opportunities for access to the open countryside for the urban population;
- * to provide opportunities for outdoor sport and outdoor recreation near urban areas;
- * to retain attractive landscapes, and enhance landscapes, near to where people live;
- * to improve damaged and derelict land around towns;
- * to secure nature conservation interest; and
- * to retain land in agricultural, forestry and related uses.

Principle of Development

The proposal is for use as a holiday let. The site has easy access to the tourist attractions of the City of York and provides an excellent location for tourists wanting to enjoy the calm and splendour of the Yorkshire Dales National Park or the North York Moors National Park. There are public footpaths within the vicinity for tourists to explore on foot or by bike.

The development site is an existing farm, and the applicant is keen for tourists to experience a peek into the life of farming with tours of the farm and a hands-on approach to help!

The building will be sited behind the existing dwellings on the site and will not be visible when viewed from Main Street. The hut will be clad in composite cladding, the colour of which is appropriate to the agricultural setting. The building is smaller in mass than the existing buildings to be demolished and would not be a prominent addition or detrimental to the surrounding landscape.

The proposal will satisfy demand for holiday accommodation in the area and will benefit the local economy.

The diversification will allow the applicant to maintain their agricultural presence on the farm, following the loss of 125 acres of rented land.

Impact Upon Residential Amenity

The only other residential properties in the vicinity are those which are on the farm unit. Whilst it is accepted that the proposal could invite additional noise at the site, it is considered that the holiday accommodation would not result in a substantial amount of noise nuisance.

Conclusion

In light of the above, we believe that the proposal does not conflict with the aims of the Green Belt and is considered acceptable in this location. It would be of benefit to the rural economy and would not have any undue impact on neighbouring amenity nor have any significant visual impact on the character and quality of the site and its surrounding area.