

Planning, Design and Access Statement

Land at Hilton House Farm

Yarm Road

Hilton

Yarm

TS15 9LE

Proposed Farm Cafe and Associated Works

January 2024

Introduction and Background

This statement has been prepared to support a revised planning application for a farm cafe on land at Hilton House Farm, Hilton. The application follows the determination of an application for a larger facility, which the LPA refused due to the lack of a supporting farm diversification plan, and what they considered to be too much floorspace.

The revised submission has seen a reduction in the amount of floorspace proposed and is supported by a farm diversification plan.

It will set out details of the proposed development and how it accords with the Stockton Local Plan and National Planning Policy Framework. It will also summarise the positive pre-application discussions that have taken place with the local planning authority, along with an overview of the overwhelming local support provided at a public consultation event.

It will conclude that the proposed development fully meets the aims and objective of planning policy, making a positive contribution towards a more sustainable local community.

Site and Surrounding Area

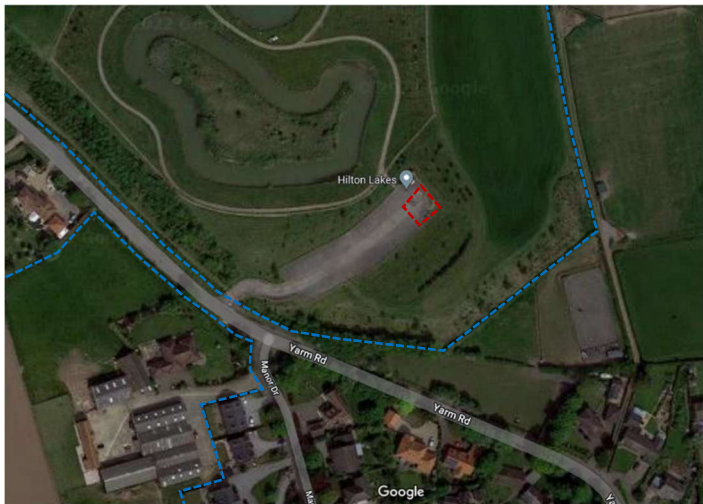
The site is located on the western edge of the village of Hilton, forming part of the wider land holding that is associated with Hilton House Farm and fishing lakes. The main farmstead and bungalow are located a short distance to the south, accessed off the entrance to Manor Drive.

In 2010, Hilton Fishing Lakes was opened to the public, taking advantage of a depression in the land that naturally flooded. Since its opening, it has complemented the primary farming operation and introduced an attractive environment to the settlement's edge. The fishing lakes include an arced area of car parking accessed off Yarm Road, with a steel storage container and porta-loos located at the northern edge by the internal entrance to the lakes. There is a degree of visual separation provided from the nearest residential properties, with pockets of tree planting, including a landscaped mound and a block of structure planting located in the south eastern corner. The boundary of the lakes to the main road accommodates a mature hedge and tree planting.

In constructing the fishing lakes, a footpath was provided, connecting to the bus stop and wider network of footpaths in Hilton. A significant amount of tree planting was also undertaken, both around

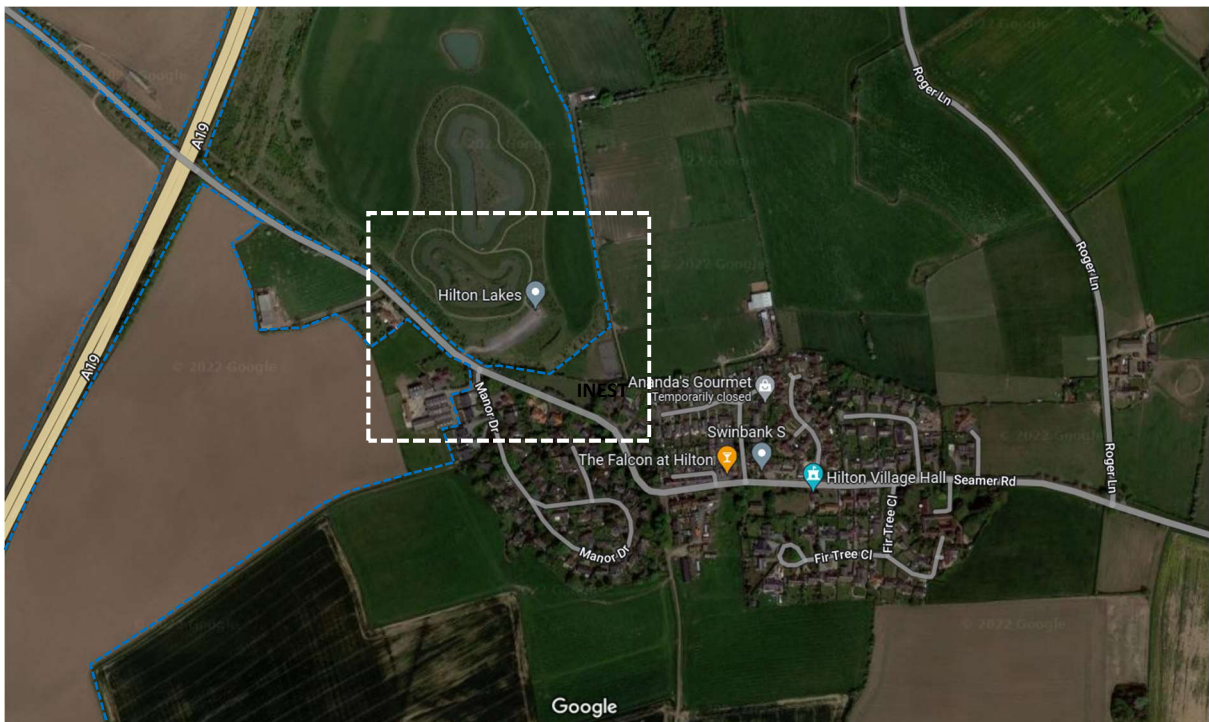
the lake and the wider agricultural unit, which comprised native broad leaved trees, which continue to develop in providing a natural habitat and a screen from the A19.

The edge of Hilton features a number of detached agricultural and equestrian buildings, paddocks and non-agricultural uses, which transition to the wider countryside. Yarm Road, which runs on an east-west axis connects with Ingleby Barwick, located a short distance to the west; and Stokesley (via Seamer) to the east. Before entering the village and fishing lake from the west, Yarm Road accommodates a traffic calming speed bump, with the speed limit restricted to 30mph.

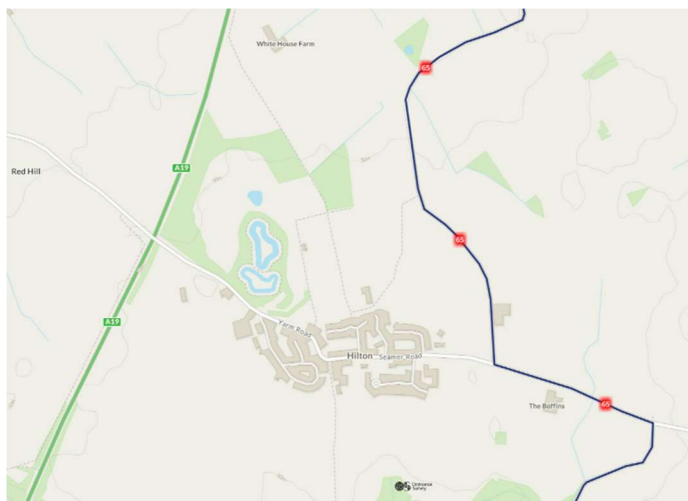


Left: Aerial Image of Site. Land ownership identified by blue dashed line.

Below: Aerial Image of wider context. Land ownership identified by blue dashed line,

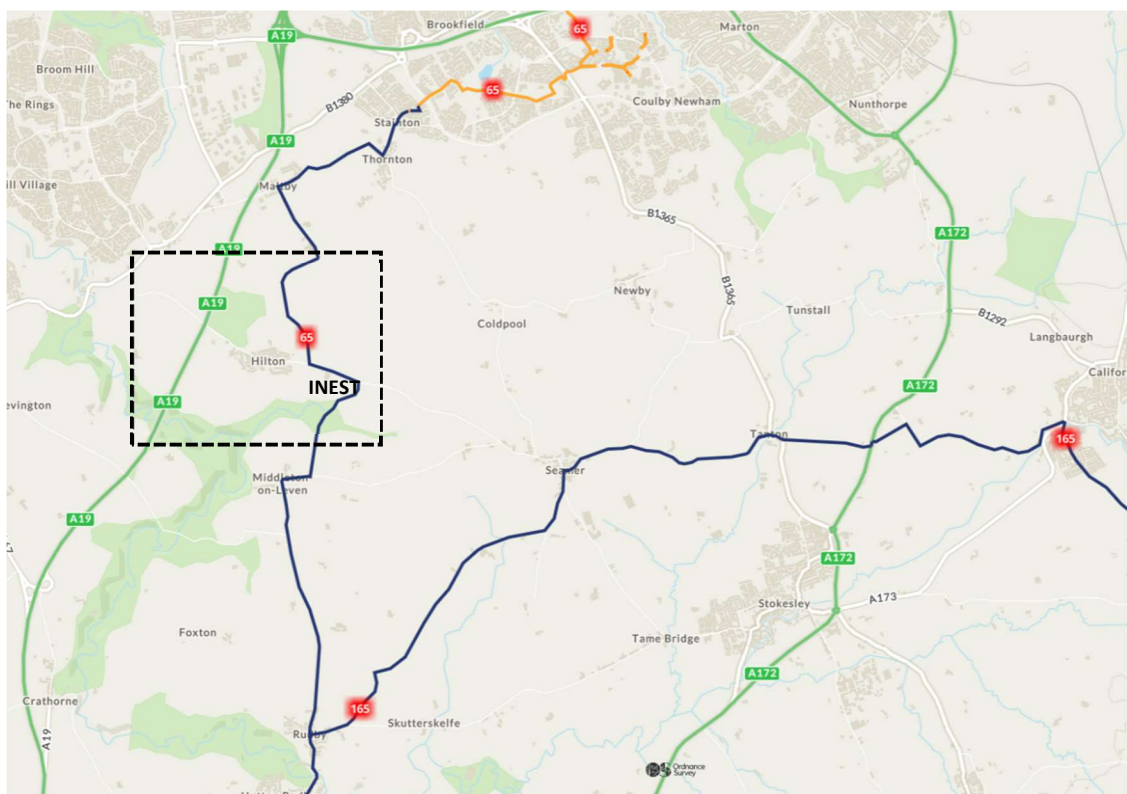


The National Cycle Route passes through the western edge of the village, with cyclists connecting to the wider network via Yarm Road.



Left: Inset of National Cycle Route in relation to Hilton

Below: Map of National Cycle Route



Planning History

The table below summarises the relevant planning history for the site.

LPA Ref	Description	Decision
22/2192/FUL	Erection of 1no farm cafe building to include associated external works.	Refused 16/06/2023
07/2440/REV	Revised application for construction of public fishing lakes and associated car parking.	Approved 14/08/2007

The application for the fishing lakes was approved in 2007, with the lakes opening in 2010, having been in operation for over 10 years.

Other Relevant History

Land north of Meadowcroft, Yarm Road

***LPA Ref: 15/01622 - Application for erection of stables, haystore and tack room for private use only.
– Approved 20/10/2015***

The site is located approximately 270 metres to the north of the application site, in a more isolated position in the countryside, with an access drive extending from Yarm Road. The proposed stable building is similar in scale to the proposed cafe.

In approving the scheme, the Council noted that the “the stables would be visible from land to the west, which form part of the public fishing lakes, but will be seen against the backdrop of mature planting” and “the materials, shape and form of the stables are such that they would not appear too prominent or out of character”. The materials proposed included brick and timber walls, and fibre roofing sheets.

The stables have since been constructed and fit comfortably within the surrounding character and appearance.

Town End Farm, Fieldhouse Lane, Kirklevington, TS15 9PZ

LPA Ref: 20/2823/COU

Description of Development: Part retrospective planning permission for the change of use of a lecture room/viewing area and general storage area associated with an indoor equestrian riding centre to form a cafe (Use Class E) and creation of a fenced recreational dog walking field (Use Class Sui Generis) with link creation to public right of way and associated parking.

Decision: Approved 16 July 2021

Scheme's Key Points (Comparisons with Hilton proposal for reference)

	Kirklevington	Hilton
Existing Use	Equestrian	Agricultural and Fishing
Distance form Yarm town centre	3.4km	6km
Distance from village	300m (also need to cross busy A-road)	On the edge
Proposed Floorspace	175 (includes toilets and 'multi purpose space').	157 (includes service area).

The following points are taken from the officer report.

- Parish Council objected to the application.
- The application was not supported by a 'sequential assessment' or business plan.
- Whilst it was considered that there would be a degree of use by the existing equestrian use, it was considered that the cafe would be a use in its own right.
- It was concluded that the development 'would not have an adverse impact on the vitality and viability of the Town Centre or District Centres' (these are unspecified).

The report identified the following polices as being relevant to the determination of the application.

- SD1, SD2, SD4, SD5, SD8, EG3, EG7, TI1, ENV1

Following the determination of the previous application, the Hilton proposal has reduced the amount of floorspace proposed, which is lower than the amount approved at Kirklevington.

It will be noted from the summary comparison table that the Kirklevington site is detached from Kirklevington village (approx. 300m), and located closer to Yarm High Street than the proposed Cafe at Hilton. Nor is it located on a main cycle route. In comparison, the Hilton site is located on the edge of Hilton, it is located almost twice as far from Yarm High Street, and adjoins a busy cycle route with a close connection to the National Cycle Route.

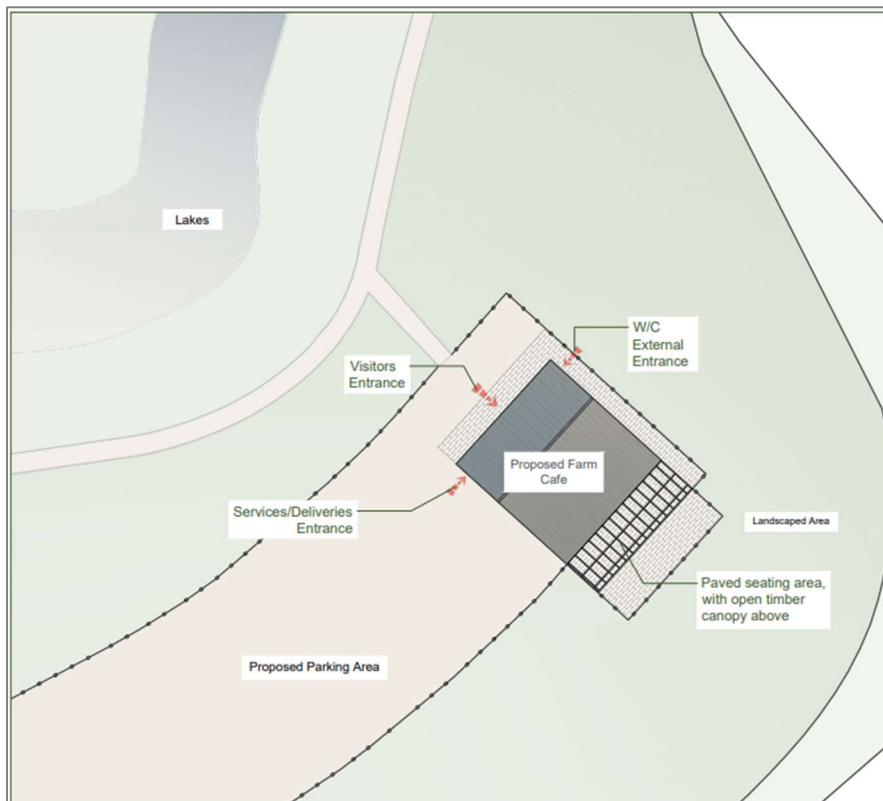
Overall, the Kirklevington site is not as suitable when compared with our site in Hilton. This is not to say it is unacceptable, rather the fact it was recently approved, adds clear support to approving the Hilton scheme.

Proposed Development

It is proposed to build a farm cafe at Hilton House Farm Fishing Lakes on the western edge of Hilton. The vision is to develop a sustainable community facility that builds upon the existing farm and fishing lake, thereby supporting and strengthening the local business, whilst providing a facility that has been warmly welcomed by the local community at the pre-application public consultation. Indeed, support for the facility has continued to grow since the decision of the LPA to refuse the previous application.

The proposed building is single storey, simple in appearance, with its scale and form typical of other buildings found in the surrounding area. It has been sited at the top end of existing car parking, which serves the fishing lakes. The timber clad, portal framed building allows for a sustainable construction and flexible internal layout, which will include storage and externally accessed toilet facilities for the adjacent fishing lakes. The existing porta-loos will be removed.

A modest outdoor seating area is proposed to the east of the building, which will sit within the existing mounded landscaped area, thereby benefiting from the afternoon sun and shelter from the topography and landscaping.



Left: Proposed Site Plan

In order to benefit from the proximity to the local network of cycle paths and encourage alternative modes of transport to the car, cycle parking is proposed within sight and sound of the cafe.

It is considered that the development is being proposed at a time where planning policy is fully supportive of the key principles of the development, which includes sustainable rural communities, the growth and expansion of existing rural land-based businesses, the growing reliance on local produce, and reducing the need to travel including alternatives to private cars.

The scheme will help deliver these key aims and objectives of the planning system.

Pre-Application Enquiry

A pre-application enquiry was submitted to the Local Planning Authority to establish their support for the principle of development. The enquiry was submitted at a time when the current Local Plan was in an advanced stage of its preparation. Therefore, consideration was given to the current policy context.

The response provided by the LPA confirmed that they supported the principle of the proposed development.

Public Consultation

An in-person public consultation event was held in April 2022 at Hilton Village Hall. The event was advertised over a week in advance with site notices posted throughout the village and details added to the local Facebook group.

Plans of the proposed development were displayed at the event, with the opportunity to discuss the scheme, explain the proposals in full detail and answer any questions raised.

The event was heavily attended. Indeed it overran its scheduled two hours due to its popularity. The comments received were overwhelming in support, without a single objection received. Comments included:

- It should be bigger to meet the anticipated demand.
- Consideration should be given to cyclists and the ability to park their cycles.
- Several of the attendees noted that it was the only village of this size in the area, which did not have such a facility.
- Would be a great location to meet up with other villagers.
- With working from home more, it would provide a place to go for lunch.
- Following the consultation there has been continued support for the scheme from members of the village who have been asking when the cafe will be built

As set out in the NPPF, proposals benefit from early engagement with the local community. Considering that the proposed use will provide an important community facility, the positive feedback from the public consultation is clearly an important consideration in the determination of the application, adding significant weight to its support.

This strong local support for the proposed development was evident during the consideration of the previous application with a single objection to the original application from the whole village and the support of the Parish council (absence of objection, which would have certainly occurred if the facility was opposed). Indeed, there was significant disappointment that the application was refused.

Planning Policy Context

The Development Plan comprises the Stockton Local Plan 2019. The following sections and policies are considered to be of particular relevance to the proposed development.

The Local Plan aims to deliver the spatial elements of the Council Plan. The introduction to the Local Plan also states that the overall aim is to become a high-value, low-carbon, diverse and inclusive economy, and therefore it has been identified that investment be prioritised in to four main objectives:

- Support innovation and sector development.
- Develop the workforce.
- Develop and provide infrastructure.
- Attract and retain wealth.

Policy SD4 – Economic Growth Strategy: States that economic development needs to be directed to appropriate locations within the Borough to ensure the delivery of sustainable growth; and proposals for the redevelopment of previously developed land will be supported.

Policy SD5 – Natural, Built and Historic Environment: Aims to conserve and enhance the environment alongside meeting the challenge of climate change. This will be achieved through a variety of measures including (amongst others):

- Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8
- Protecting and enhancing green infrastructure networks and assets, alongside the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
- Supporting development of an appropriate scale within the countryside where it does not harm its character and appearance, and provides for sport and recreation or development identified within Policies SD3 and SD4.
- Ensuring any new development within the countryside retains the physical identity and character of individual settlements.

- Directing appropriate new development within the countryside towards existing underused buildings on a site for re-use or conversion in the first instance. Only where it has been demonstrated to the satisfaction of the local planning authority that existing underused buildings would not be appropriate for the intended use should new buildings be considered.
- Ensuring development proposals are responsive to the landscape, mitigating their visual impact where necessary. Developments will not be permitted where they would lead to unacceptable impacts on the character and distinctiveness of the Borough's landscape unless the benefits of the development clearly outweigh any harm. Wherever possible, developments should include measures to enhance, restore and create special features of the landscape.
- Meet the challenge of climate change, flooding and coastal change through a variety of methods including:
 - a. Directing development in accordance with Policies SD3 and SD4.
 - b. Delivering an effective and efficient sustainable transport network to deliver genuine alternatives to the private car.
 - c. Supporting sustainable water management within development proposals.
 - d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.
 - e. Ensuring development takes into account the risks and opportunities associated with future changes to the climate and are adaptable to changing social, technological and economic conditions such as incorporating suitable and effective climate change adaptation principles.
 - f. Ensuring development minimises the effects of climate change and encourage new development to meet the highest feasible environmental standards.
 - g. Supporting and encouraging sensitive energy efficiency improvements to existing buildings.
 - h. Supporting proposals for renewable and low carbon energy schemes including the generation and supply of decentralised energy.
- 3. Conserve and enhance the historic environment through a variety of methods including:

- a. Celebrating, promoting and enabling access, where appropriate, to the historic environment.
- b. Ensuring monitoring of the historic environment is regularly undertaken.
- c. Intervening to enhance the historic environment especially where heritage assets are identified as being at risk.
- d. Supporting proposals which positively respond to and enhance heritage assets.

Policy SD8 – Sustainable Design Principles: The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

- a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
- b. Landscape character of the area, including the contribution made by existing trees and landscaping;
- c. Need to protect and enhance ecological and green infrastructure networks and assets;
- d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
- e. Privacy and amenity of all existing and future occupants of land and buildings;
- f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
- g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
- h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.

Policy EG7 – Supporting Rural Economic Development:

The Council will support and promote the sustainable growth and expansion of both new and existing rural land-based businesses and enterprises, both through the conversion of existing buildings and

well-designed new buildings which are well related to existing development and respect the character of the countryside.

Support will be given to farm, agricultural and land based diversification schemes, rural leisure and tourism developments which build on the unique assets of the Borough, the introduction and improvement of information communications technology (ICT) networks to help support local businesses, including the expansion of high-speed broadband.

Support will be given to retail development associated with farm shops and horticultural nurseries where proposals are small in scale and ancillary to the main use of the farm/ nursery and do not cause significant harm to the vitality and viability of local centres.

Both during, and following, the determination of the original application, the LPA were asked to confirm what they considered small scale to be, however they were unable to confirm.

There is no specific definition of 'small scale' at national level. It is also unspecified in policy EG7 of the Local Plan. However, there are some local authorities that have defined 'small scale' to help in applying similar policies (i.e. rural economic development) elsewhere.

Redcar and Cleveland Council produced a Town Centre Topic Paper which defines small scale as 200 sq m. They use this as a locally set target for requiring a sequential test. The documents notes that,

"This approach acknowledges the support within the NPPF for sustainable economic growth within the rural area and the requirements of para. 25 which states that the sequential approach should not be applied to applications for small scale rural development."

This statement is still contained at paragraph 93 of the NPPF.

There are other authorities that set out the threshold at a higher level. This includes Wakefield Council, where the figure of 300 sq m is used. They use this as it relates to the floorspace limit applied for Sunday trading purposes in relation to 'small shops'.

It is also noted that the recently published draft version of the Middlesbrough Local Plan (adjacent LPA) defines small scale as 200 sq m. This has been prepared on the context of the most up to date planning policy and guidance.

A review of appeal decisions also identified a proposal for a larger size (e.g. 212 sq m) to what is being proposed at Hilton, where Planning Inspector formed the view that the size was 'small scale'.

Policy EG7 goes on to say that proposals for farm diversification must be accompanied by a comprehensive whole farm diversification plan, which establishes how the proposed changes will assist in retaining the viability of a farm and its agricultural enterprise.

Both during, and following the determination of the original application, the LPA were asked to confirm what they considered a farm diversification plan should contain, however they were unable to confirm.

The supporting text to policy EG7 states,

“Support will be given to the diversification of an existing agricultural enterprise where it is planned on a comprehensive basis to retain a viable agricultural unit by seeking additional incomes from other sources still related to the countryside. In order to protect the quality and distinctiveness of the local landscape, the Council wishes to prevent uncoordinated development in rural areas and the gradual stripping of assets from farms without regard for the on-going viability of the holding. Any proposals for farm diversification, including their design and layout, should not create the requirement for further development which would be inappropriate in itself.”

The Council will support and promote the retention and development of local services and community facilities in villages, which meet the day to day needs of rural communities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Proposals which involve the re-use or redevelopment of existing land or buildings where the last use was for community purposes or providing community facilities will be considered against Policy T12.

National Planning Policy Framework (NPPF – 2023)

Support for rural communities is an important and consistent feature of the NPPF, along with the delivery of sustainable communities.

Paragraph 88 states planning 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, beautiful 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) 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.

Paragraph 89 adds that planning 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 for 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.

Paragraph 96 requires planning decisions to achieve healthy, inclusive and safe places, which (amongst others) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.

Paragraph 97 goes on to add that in order to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Paragraph 137 states that proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Assessment of Proposed Development

Principle of Development

Policy EG7 confirms that the Council will support and promote the sustainable growth and expansion of both new and existing rural land-based businesses and enterprises, both through the conversion of existing buildings and well-designed new buildings which are well related to existing development and respect the character of the countryside.

This is fully consistent with national policy.

More specifically, policy EG7 states the Council will support and promote the retention and development of local services and community facilities in villages, which meet the day to day needs of rural communities such as (not exclusive) local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

The proposed cafe will meet and deliver the aims and objectives of this policy. Indeed, the support for rural communities and importance of local facilities has continued to develop since the adoption of the Local Plan, with a growing trend for local produce, sense of community and reducing unnecessary travel costs.

At the same time there has also been an increase in home working. Whilst the extent of this has dropped off since the peak of the pandemic, it has resulted in many workers now working from home either part or full time. It is known that those working from home currently have no facilities to pop out for lunch or have a meeting outside of the home.

This change in the way we live has increased the need and appetite for a local cafe, along with its associated advantages, including a place to meet and gather by the local community.

These points came out loud and clear as part of the public consultation where there was overwhelming support for the proposed development. As set out earlier, most attendees noted that such a facility was lacking in the village, and considered that it would provide an important place to meet and catch up with others in the village, or simply somewhere to have breakfast, coffee or lunch without having to travel further afield. Simply put, it would support the delivery of a more sustainable rural community.

The fact that there is an established farm and fishing lake in operation, with all the associated infrastructure and land, provides a solid foundation for setting up the farm cafe. The fishing lakes

provide an additional customer base and car parking facility, with the two uses also complementing each other in terms of security and sharing of resources and staff time. It must also be acknowledged that the proposed development includes enhanced facilities (including toilets and storage facilities) for the existing fishing lakes, which accounts for a proportion of the proposed floorspace. This element is in full accordance with EG7.

The associated farmland also provides the opportunity to grow greater amounts of produce to serve the cafe, alongside the growing number of local producers that can serve the facility. The cafe will provide an important outlet for these local businesses.

This chimes with the Local Plan's four main objectives:

- Support innovation and sector development.
- Develop the workforce.
- Develop and provide infrastructure.
- Attract and retain wealth.

The supporting Farm Diversification Plan confirms that the proposed development will not have any adverse impact, or 'stripping of assets', from the existing farm (the cafe is being built on a car park). Further, it will provide a source of additional income, which is not wholly dependent on the volatile agricultural market. The cafe will make better use of the farm's and fishing lakes' physical resources and characteristics, and make beneficial use of the skills and resources already available to the farm business.

The size of the proposed cafe, which has also been reduced following the determination of the previous application, is undoubtedly small scale. The amount of floorspace proposed for the cafe area totals 138 sq m. The context for this conclusion is discussed earlier in this statement. The plan is not to cram customers into the building, but to allow convenient access for all users, particularly when compared to other cafes that occupy converted buildings, which provide inconvenient access for prams, wheelchairs users, etc. It is envisaged that there will be space for up to approximately 50 covers. In taking this approach, it is noted that convenient access for all is a requirement of planning policy, including policy SD8 (h), which requires developments to meet the need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities. To make the proposed building any smaller would impact on the ability to meet this important policy requirement.

Overall, the development will make a small but meaningful contribution towards sustainable development and sustainable communities. Perhaps most importantly, it will provide a facility for the local community that has the ability to establish itself as an important local business in a location that can be used by all members of the local community.

Character and Appearance

A key advantage with the application site is its established framework of landscaping, including maturing trees and hedgerows. This framework was heavily invested in when establishing the fishing lakes and has introduced an attractive edge to the village and habitat that has enriched the area.

The development is able to benefit from this framework, with the cafe being sited at the top end of the car park, which sits between the landscape mounds thereby limiting views. In the instance, where views will be available of the building, they will simply be of a building that is similar to others that are featured in the surrounding landscape.

Overall the proposed development would not have a harmful impact on the established landscape character. Indeed, the surrounding landscape will continue to be developed, with the introduction of additional native species and improved habitat to encourage pollinators.

Design

The scale, form and appearance of the building retains the simple characteristics of buildings found in in this edge of village location. This is reinforced by the use of timber cladding, and glazing has been chosen to provide suitable lighting to the internal space, and will be positioned and detailed to sit back within the external cladding.

The openings have been kept simple in form, whilst helping to articulate the building and providing a clear legibility to public entrances, etc.

Its overall approach is sympathetic to its setting.

The building is over a single level, with easy and convenient access for all.

Amenity

The amount of distance from the nearest residential properties will avoid any harm to residential amenity. However, the siting of the building and outdoor seating area also takes advantage of the intervening landscape mounds, that provide further mitigation against the limited noise and activities that will be generated.

Considering the main use of the site will be during the daytime, the proposed use is acceptable in amenity terms.

Highways

The site benefits from the existing access and car parking facilities that currently serve the fishing lakes. The access is located within a 30 mph speed limit, with a traffic calming speed bump a short distance to the west, There is ample car parking available to serve the cafe and fishing lakes.

The primary customer base will comprise villagers and visitors to the fishing lakes. This reduces the amount of car parking required. The site is well connected to the wider footpath network, with a footpath installed as part of the fishing lakes development. This provides, safe, convenient and well lit connections along Manor Drive, linking with the wider village.

The site is also well connected with the surrounding network of cycle routes, with Yarm Road well used by cyclists. Safe and secure cycle parking facilities will be provided within the site.

Considering the above, the anticipated traffic generation from the development will be limited, and will not result in any material impact on the highway network. As such, the proposal is acceptable in terms of highway impact. Indeed, the provision of such a facility of the local community will reduce the need for local villagers to leave the village as often in order to find similar facilities further afield.

Other Matters

Considering the development will be sited on the existing car parking and adjoins an area of regularly mown grass, it will not harm the existing habitats. Indeed, the significant investment in habitat improvements (most notably the tree planting) made in connection with the fishing lakes will continue to be maintained and enhanced.

The development will be constructed to take advantage of modern building techniques, including high levels of insulation and solar panels to reduce future energy costs.

Conclusion

The proposal is for a farm cafe at Hilton House Farm Fishing Lakes on the western edge of Hilton. The vision is to develop a sustainable community facility that builds upon the existing farm and fishing lake, thereby supporting and strengthening the local business, whilst providing a facility that has been warmly welcomed by the local community at the pre-application public consultation.

The proposed use is fully consistent with the aims and objectives of planning policy. It will provide a local service and community facility for the villages, at a time when there is a growing trend for local produce, sense of community and reducing unnecessary travel costs. These demands accelerated during the lock down, and have also resulted in many workers now working from home either part or full time. This change in the way we live has increased the need and appetite for a local cafe, along with its associated advantages, including a place to meet and gather by the local community.

These points came out loud and clear as part of the public consultation where there was overwhelming support for the proposed development.

Following the determination of the previous application, the scheme has directly responded to the LPAs concerns, with the reduction in floorspace and submission of a Farm Diversification Plan. In the meantime, local support for the proposal has continued to grow.

The design of the development is of a high quality, retaining the simple characteristics of buildings found in in this edge of village location. Its siting at the top end of existing car parking, combined with the maturing landscape around the wider site, avoids harm to the landscape character.

Overall, the development will make a small but meaningful contribution towards sustainable development and sustainable communities. Perhaps most importantly, it will provide a facility for the local community that has the ability to establish itself as an important local business in a location that can be used by all members of the local community. We would therefore urge the LPA to support this development.