

## Supporting Statement

<b>Project</b>		Proposed Livestock Building
<b>Address</b>		High Stokoe Farm Falstone, Hexham, Northumberland, NE48 1AG
<b>Ref</b>		19HSF AB
<b>Date</b>		25/01/20
<b>Application</b>		FULL Planning Submission
<b>Applicant</b>		Mr D Sinclair

### 1.0 Introduction

This Supporting Statement has been prepared by Insight Architectural Design Ltd as part of a FULL Planning submission for Planning Consent for a new build livestock (agricultural) building at High Stokoe Farm, Falstone. The application is also supported by the following documents:

- Completed application forms and ownership certificates
- 20HSF AB (LO) 01 Location Plan
- 20HSF AB (EW) 01 Existing Site Plan
- 20HSF AB (EW) 02 Proposed Site Plan
- 20HSF AB (GA) 01 Proposed Ground Floor Plan
- 20HSF AB (GA) 04 Proposed Roof Plan
- 20HSF AB (GA) 21-24 Proposed Elevations

A pre-application enquiry was submitted to the Northumberland National Park Authority. A full written response was provided by Colin Godfrey. The response, reference 19/0070, was dated 3<sup>rd</sup> December 2019.

The written response concluded:

*As set out in detail above, the proposals are **considered to be acceptable in principle** subject to all of the above points being fully addressed in any subsequent planning application.*

## 2.0 Existing Site Description

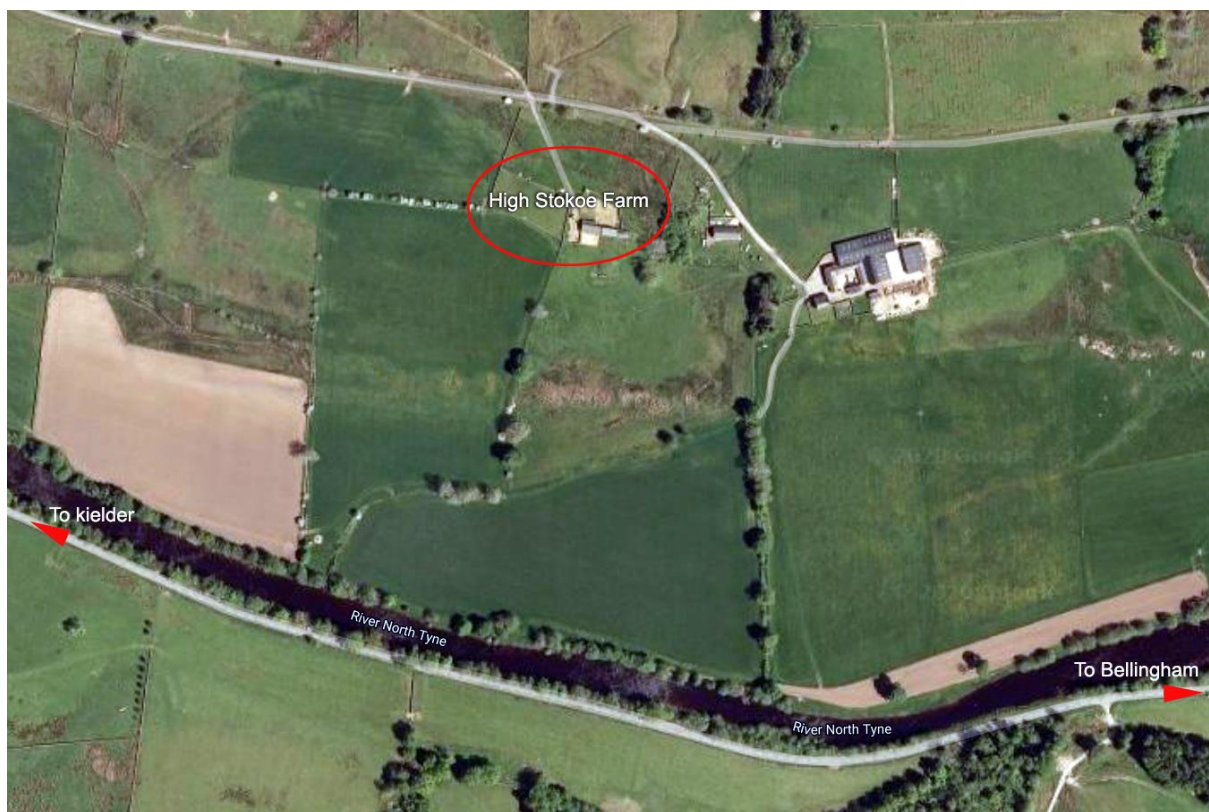
The application site is a small holding set in the North Tyne Valley. High Stokoe Farm sits on the north side of the River North Tyne, some 1.3 miles east of the village of Falstone.

The farm, along with the associated land, is situated in open countryside and in the Northumberland National Park. The existing farm includes a traditional 1.5 storey farmhouse, of random rubble sandstone with slate over. Planning permission has been granted (ref: 19NP0058) to convert the adjacent stone barn and byre into two holiday units. There is also an additional timber store/shed on site. This is used for the secure storage of equipment, including the farm's quad bike.

The proposed site for the new livestock building is set to the west of the farmhouse, in an existing field, currently used for grazing.

Property Grid Reference **NY 73674 86154**

High Stokoe Farm and context



### 3.0 Proposal | Use

The proposed building is to be used to house Alpaca's. Ferny Rigg Alpaca Walks forms the farms main activity. This is an existing, growing leisure and tourism business and a farming enterprise/diversification. Members of the public are invited to visit the farm and take Alpaca's for a fun relaxing stroll in the countryside. Walks can be undertaken either privately, or in groups. Alpacas can also be provided to attend picnics, weddings and visits to various activities, either at High Stokoe Farm, or at other locations.

The proposed building has been sited to ensure that:

1. The Alpacas are located far enough away from the onsite holiday accommodation, allowing for compliance with relevant animal welfare requirements regulations and allow for expansion of the existing tourism / farming enterprise which operates from the site.
2. Make good use of the existing ground conditions
3. Ensure that the building is still within the 'farm steading' and minimising the impact on the open countryside

### 4.0 Scale | Amount

The proposed livestock building would be:

Footprint	13.7m x 9.1m
Eaves	3.6m
Ridge height	4.8m
Roof pitch	15 °

### 5.0 Appearance

The elevation treatment of the proposed livestock building will be as follows:

1. Roof covering | Fibre cement sheets (profile 6), including clear, see through panels in each bay of the portal frame to provide light into the building
2. Structure | Steel portal frame
3. Cladding | Above 1.5m to eaves. Timber space boarding
4. Walls up to 1.5m | Concrete panels

Full details of the elevations can be seen on drawing reference *20HSF AB (GA) 21-24 Proposed Elevations*

## 6.0 Principle of development

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy 1 of the NNPA Core Strategy Local Development Framework (Core Strategy) seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park.

Core Strategy Policy 5 states that new development in the open countryside will only be permitted where it can be demonstrated that the development cannot take place in an identified Local Centre, Smaller Village, or through the reuse of an existing building.

This proposal relates to the provision of an agricultural building to house alpacas associated with the existing rural enterprise. No existing buildings on site can provide the accommodation required. It is considered that the proposals accord with the requirements of Core Strategy policy 5.

NNPA Core Strategy Policies 14 and 15 aim to create and retain a sustainable local economy through the provision of support for sustainable tourism and recreation developments which relate to, and allow opportunities for, visitors to increase their understanding and enjoyment of the special qualities of the National Park, without detrimentally impacting upon them. Policy 15 offers specific support for proposals which integrate with existing visitor facilities or include the conversion of buildings.

The building is required to ensure compliance with relevant animal welfare regulations, which would allow expansion of the existing tourist attraction (alpaca walking) and support the recently approved tourist accommodation. It is therefore considered that the proposals would accord with the requirements of policy 14 and 15.

Policy 21 is supportive of proposals which enable *'farming and farming to become more competitive and sustainable, to diversify and to demonstrate good environmental and farming practices'*. As the building is required to ensure appropriate housing for livestock linked to the existing tourism business operating from the farm, the proposals are also considered to accord with policy 21.

## 9.0 Design and amenity

Core Strategy policy 3 is supportive of proposals which *'demonstrate high quality design and construction, which protects and enhances local character and distinctiveness through careful integration with the existing built form'*.

The proposals relate to the provision of an agricultural/livestock building. It is to be constructed in a utilitarian style and form, typical of agricultural buildings found throughout the National Park and in the general vicinity of the application site. In addition, the building is to have a modest footprint and height for an agricultural building. As such, it is considered that the proposed design, size and massing of the building is acceptable.

The building would be located approximately 70m from the nearest residential property with an existing general-purpose agricultural building located between the two. The field in which the building is to be located is currently used for grazing alpacas. It can therefore be concluded that the impact on residential amenity is no greater than those associated with the existing arrangements on site.

## 10.0 Impact upon the National Park special qualities

### 10.1 Landscape

Core Strategy policy 20 states that *'The natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change'*.

The proposed building would be located to the western side of an existing field currently used for grazing alpacas. It is set to the west of the existing collection of farm buildings / farmhouse which are located between 50m – 70m to the east. The proposed location of the building is within a small self-contained field (bounded by stone walls) which already houses an agricultural building. By virtue of the presence of the existing building and strong boundaries, the field has a sense of farm curtilage, rather than open countryside, and as such it is considered that an additional agricultural building of modest dimensions could be accommodated in the location proposed, without any undue harm to landscape character.

The property is only visible by members of the public from the highway to the south, some 400m away. At this distance, the building will be read, in the context of the existing dry-stone walls, farmhouse and barns, as part of the existing farm steading.

### 10.2 Biodiversity

The proposed building would be located within an existing agricultural field. Core Strategy policy 17 states that the National Park will *'protect, enhance, and restore biodiversity and geological conservation interests across the National Park'*.

The proposed building will be located within an existing grazing field. No trees or water courses will be impacted by the development. Any impact on the limited local biodiversity will be negligible.

### 10.3 Tranquillity

The site is located within a rural part of Northumberland National Park and is also located within the Northumberland International Dark Sky Park. Core Strategy Policy 19 and paragraph 180 of the NPPF require development proposals to conserve tranquillity and intrinsically dark landscapes.

There is no external lighting proposed as part of the proposed scheme.

Given the nature of the proposals, it is not considered that there would be a detrimental impact upon the tranquillity of the surrounding area, in terms of additional noise or traffic.

## 11.0 Conclusion

This application is for one additional livestock building, to be sited on an existing farm steading. The building will be used to house alpacas. This will support and help to grow the farms core, expanding tourism business, Ferny Rigg Alpaca Walks. The proposed building is modest in footprint and height and is to be constructed in a style that is typical of agricultural buildings found across the National Park. The building is to be sited just to the west of the main grouping of farm buildings, but when read from the main highway, the only point where the public will view the building, it will be read as part of the main farm steading. The building will have a minimal impact on the natural beauty and heritage of the National Park, a negligible impact on local biodiversity and the tranquillity of the surrounding area will not be impacted.