

Design & Access Statement – Willow Garth
Planning Portal Reference – PP-02915608

Background

National Planning Policy Framework
Policy 15 states:-

"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking".

with a footnote

9 For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.

(10) Unless material considerations indicate otherwise.

For **decision-taking** this means:(10)

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.(9)

Overview

The application is for Planning permission to extend an existing caravan site (currently licensed for 30 touring vans) to provide sites for a further 30 touring caravans (caravans which can be towed by a motor vehicle on a public highway)

Use

The proposed use is for an extension to an existing caravan site.

Amount

The proposal is for doubling the existing capacity.

Layout

The proposed layout is shown on the application drawings. The layout is indicative and may vary to ensure longevity of soft landscaping. Distances between adjacent caravans will be maintained to ensure compliance with the Local Authority's model standards.

Scale

There is no building involved so scale is not an issue.

Landscaping

Landscaping will include planting where indicated as a tree screening belt, planting to the North Eastern edge of the extended site boundary and individual trees within the site layout. Further planting will be undertaken to screen the extension to the site from the existing site. The existing woodland will be retained and enhanced to provide natural habitat.

Appearance

The appearance of the proposed development will vary with the number of caravans resident on the site. The site is only visible for a short period of time whilst the public passes on the adjacent road and from other directions the site is not considered to be visually intrusive by virtue of its location and screening by established hedgerows and proposed planting.

Context of proposal in relation to current Planning Policy

Relevant Policy SP8 Tourism

"Tourism in Ryedale will contribute to a sustainable and diverse economy. The Council will seek to encourage sustainable tourism which minimises its environmental impact on the district".

- Touring caravan and camping sites and static caravan and chalet self-catering accommodation of an appropriate scale and in appropriate locations on the edge of settlements.
- New touring caravan and camping sites and static caravan and chalet self catering accommodation and extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact on the character of the locality.

No target for the net amount of static caravans and touring caravan sites has been set within The Local Plan

Flood Risk Assessment

See separate document

Access

The site is served by pedestrian and vehicular access to the South of the site. The need of disable people using the site facilities is being considered by the operators in terms of permanent washing/w.c./shower facilities but this will be incorporated within the proposed additional amenity block which is outside the scope of this application.

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