

DESIGN AND ACCESS STATEMENT

BLACK BULL CARAVAN PARK, MALTON. PICKERING, YO18 8EA

Retrospective applicaion for change of use of land to form site for 48 touring caravans, six seasonal touring caravan pitches and 18 camping pitches from 1st March to 31st October annually.

Applicants: Mr and Mrs P Wright

1.0. The site

1.1. The site is located on the west side of the A169 Malton to Pickering Road, adjacent to the Black Bull Inn. The site is in separate ownership form the Black Bull inn and is not associated with that business.

1.2. The Black Bull Caravan Park is a successful and popular seasonal caravan site of 5.4 hectares in total area. It has operated as a successful business for over 30 years, gradually expanding over that time. The park is well reviewed on the internet and is clearly popular with those who visit it. The standard of provision and the cleanliness of the facilities is highly praised. The park accommodates both touring and static caravans for which it has high demand as covered by the 1960 Caravan Site and Control of Development Act.

1.3. The present owners bought the site in March 2000, and since then have invested to improve the on-site facilities and the landscaping and planting. A significant amount of planting was carried about three years ago for screening purposes to the upper field, following the grant of planning permission to extend the overall site area in 2010 (ref. 10/00651/MFUL). Improvements in road safety have also been made by them to the main access to the site from the A169

1.4. For identification in this report the site is divided two parts, referred to here as the Upper and Lower fields respectively. The upper field comprises the northern part of the site extending westwards, and also includes the site access, a row of static caravans and the existing site reception. The lower field is the southern part of the site, which lies to the south west of the Black Bull Inn. It is the lower field to which this application relates. It is approximately 2.65 hectares in area.

1.5. An application is currently being considered for a new reception building on land to the north of the application site. Two separate, but related applications have also been made to extend the annual operating dates on the upper site. It is not proposed to extend the time restrictions on the application site because the ground conditions and potential for minor flooding makes it unsuitable for winter use.

1.6. The area referred to as the lower field is an area used only for touring and caravan pitches only. On its western side is a long strip if land running north south which is used a a dog exercising area. To the east is a further area of land amounting to approximately 0.65 hectares of paddock land which is used only for recreational / games area. It is not used for the siting of caravans or tent pitches, and is not part of this application.

1.7. The site is surrounded by mature hedges and some tree growth, further reinforced by hedgerow planting along the boundary of the A169.

2.0. Site history

2.1. The Black Bull Caravan Site is site has a complex history and has been the subject of numerous planning applications since permissions were apparently first granted in around the

mid 1960s. The planning record for the Caravan park is confusing and covered by a several different old reference codes. It is possible that it is incomplete. The history is not helped by the fact that there were some previous enforcement issues concerning an area of land not now used for siting caravans and camping pitches on land to the south of the Black Bull, when the land was under previous ownership. The activity which was the subject of the enforcement ceased when the site was still in different ownership.

2.2. The application site accommodates a total of 72 pitches , 15 of which are for tents.

2.3. Efforts have been made to try and clarify the planning record with the help of the Councils Management Development staff, however the early planning records are difficult to read due to the deterioration of early microfiche records obscuring reference numbers and dates. This is further complicated by the fact that many of these the earlier applications from the late 1960s and 1970s had no detailed identifying plans, other than a general site location which did not identify which part of the site is being referred to. More specific information does not seem to have been a requirement at the time. A number of applications appear to relate to alterations and extensions to the Black Bull Pub itself and not to the caravan site. This all makes tracking the records of the sites very difficult. Permission to site caravans on this area of land seem to have been granted in a piecemeal way over a number of years, and identifying all those consents which clearly relate to the lower field has proved impossible.

2.4. The Black Bull Caravan Park is currently partially covered by current a site operating licence granted by the Council, although a licence governing the whole site has been applied for. The application is pending while the planning consents are rationalised so the while site can be clearly identified and covered by a single site licence.

2.5. The lower site has been operating as a touring site for well over forty years , probably nearer fifty, and has been used in its present form ever since the current owners purchased it in March 2000. At present the site has spaces for 48 touring caravans, 6 seasonal caravans and 18 camping pitches. All the pitches are separated from each other by the required distance for fire safety as shown on the plan drawing. The camping pitches are located at the west side of the site and along the southern boundary.

2.6. Discussions have taken place with the officer in the Environmental Health Department, Serena Williams who deals with site licencing, and the logic and need for this application has been agreed.

3.0. The proposal

3.1. To regularise all the permissions covering this part of the site, which, when added to the rest of the upper site which does have clearly identifiable permissions, will enable the Council's Environmental Health Department to license the entire site clearly under one single licence. It is not proposed to make any changes to the existing capacity and layout of the site.

4.0. Risk from flooding:

4.1. The Black Bull Caravan site is shown on the indicative maps published by the Environment Agency to lie in both high probability Zone 3 and medium probability Zone 2. A flood risk assessment was carried out on the site in 2008 a the time when the application to extend the upper site was approved in 2010. At that time a Sequential / Exception test was submitted and accepted. This was argued on the popularity of Pickering and the North York Moors as tourist destinations and the need to provide seasonal short term holiday accommodation. The extension to the site was approved, subject to the necessary evacuation procedures being in place in the event of flooding. This has been implemented. The proposal was agreed to have met all the other criteria for development in this location in terms of landscaping and travel options and to be

sustainable. Similar policies are still in place under the more recently adopted Local Plan Strategy for Ryedale, in particular Policy SP8 tourism which promotes tourism for its contribution to the sustainable and diverse economy. Policy SP17 of the Local Plan Strategy now covers the management of air quality, land and water resources, and therefore the avoidance of flood risk.

4.2. This part of the site has been known to flood when an extreme flood condition occurred in 2007. It should be noted that major flooding which occurred in 2007 when the Costa Beck overtopped its banks. This was found to be caused by a blockage on the river by a fallen tree which was subsequently removed. Details of this are referred to in the Flood Risk Assessment.

4.3. Use of this part of the site is for touring caravans and camping pitches only. These are removed from the site over the winter. There is a flood evacuation and flood warning system in place which is displayed on the site, and all visitors are also given a paper copy on arrival.

4.4. The flood risk assessment report dated July 2008 covering the upperfield is being resubmitted with this application, along with the Statement of Sequential Exception testing: SBA report no. 2289/ST1 prepared in 2010. It is appreciated that these reports were initially prepared in to support applications relating to the upper site, however the information in them is also relevant to this part of the site.

5.0. Trees and Landscaping!

5.0. The site is screened well by mature hedges and hedgerow planting, helping to screen the caravans from more distant views of the site. The western side of the site where there is a long grass corridor for dog walking is doubly protected by two separate high hedges on both sides. It is not proposed to amend the planting scheme already approved which has been implemented. All activity is removed from this part of the site on 31st October, until the site opens again on 1st March.

6.0. Toilet facilities etc

6.1. These are provided nearby on the upper field and drain to the existing package sewage treatment plant sited on the upper field.

7.0. Access matters.

7.1. The site is served by public transport and has previously been accepted as sustainable in terms of transport and vehicular access!

7.2. Access to the caravan site from the A169 via the upper field has been improved in recent years in accordance with earlier planning consents and Highway Authority requirements.

8.0. Justification for the Proposal!

8.1. To rationalize the previous small planning consents which govern the site to simplify the permissions for the purpose of licensing the Black Bull Caravan Park under a single site licence.

8.2. The application does not seek to change any of the existing layout of the site and does not seek to increase the numbers of visitors using the site.

8.3. This part of the site has operated for nearly 50 years and is an established, well run site. Problems of flood risk during the operating period from 1st March to 31st October is already

addressed through an established flood warning system which is operated by the applicants to warn all visitors to the site.

8.4. The site contributes significantly to tourist provision in the Pickering area in accordance with Local Plan Policy objectives.

8.7. Existing landscaping on the site provides a good level of screening during the operating months.

9.0. Compliance with Local Policies !

The principal policies which apply to this application are as follows :!
National Planning Policy Framework. 2011, and The Ryedale Plan - Local Plan Strategy . 5th September 2013!

Relevant Policies under the *Local Plan Strategy* are as follows:

Policy SP8 Tourism: The proposal seeks to improve the standard of visitor facilities on an existing caravan site.

Policy SP9. The Land-based and Rural Economy: The proposal supports an existing rural business in accordance with Policy SP6 in that it provides and extends employment opportunities.

Policy SP9. Physical Infrastructure. The proposal does not increase the demand on existing services.

Policy SP13. Landscapes: The site is already surrounded by mature native hedging and does not operate during the greater part of the winter period. As a mainly grass field, it does not have any impact on the open countryside during the winter months, when there is reduced leaf cover.

Policy SP17. Managing Air Quality Land and Water Resources: The matter of flood risk is dealt with in detail above. A suitable flood warning and evacuation procedure is in place in the event of an exceptional flooding event.

MM / 15/12/2014.