

Design and Access Statement

Proposed Campsite for Tents and Associated Toilet and Shower Block

New Inn Campsite, Cropton, North Yorkshire. YO18 8HH

Planning 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.

This will be achieved by supporting:

- *The provision of a range and choice of quality tourist accommodation*

The following types of tourist accommodation will be supported in the following locations:

The wider open countryside

- *Appropriate expansion of an existing hotel, guest house, public house, farm house, holiday cottage or similar establishment*
- *Re-use of traditional rural buildings*
- *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.*

Ryedale District Council Local Plan Strategy supports tourism under Policy SP8, camping with tents will provide part of the range and choice for visitors and tourists. The application has been prompted by the recent closure of Spiers House Camping in the Forest site at Cropton., regular requests are being made by tourists for pitches for tents in the Cropton area.

The site is ideal in that it will not be a visual intrusion being lower than the surrounding land and road with mature trees and boundary hedges that totally conceal the site.

Planning Policy SP 13 & SP20 Seek to protect the local character and landscape.

SP13 Landscapes

The quality, character and value of Ryedale's diverse landscapes will be protected and enhanced by:

- *Encouraging new development and land management practises which reinforce the distinctive elements of landscape character within the District's broad landscape character areas of:*
- *North York Moors and Cleveland Hills*
- *Vale of Pickering*
- *Yorkshire Wolds*
- *Howardian Hills*
- *Vale of York*
- *Protecting the special qualities, scenic and natural beauty of the Howardian Hills Area of Outstanding Natural Beauty, the setting of the Area of Outstanding Natural Beauty and the setting of the North York Moors National Park.*

The site is on the boundary of the North York Moors National Park it has the natural benefit of predominantly large Ash and Sycamore trees and mature hedges, all the existing trees and hedges on and around the site will be retained to maintain the local character and provide important screening to the campsite

SP20 Generic Development Management Issues

Character

New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses

Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses

The cumulative impact of new development on the character of an area will also be considered

Design

The design of new development will follow the principles established in Policy SP16.

Extensions or alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials

Amenity and Safety

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence

The site will not have a material adverse effect on the amenity of present or future occupants or of neighbouring land, the site has been successfully used for occasional camping under the 28 day rule for the last 15 years.



USE

The site will be used by tourists and visitors to the area who want to camp in tents a toilet and shower block is to be constructed for the campers use to replace the temporary toilets.

AMOUNT

The proposal is for a simple toilet and shower block with a lockable secure cycle store.

LAYOUT

The toilet/ shower block will be positioned facing the camping field; the rear will be set in the lee of the banking so that it cannot be seen from the road.

The structure will be 12.0 M Long x 5.5M wide x 4.3M High.

LANDSCAPING

The site has the natural benefit of existing mature trees and hedges, all the existing trees and hedges on and around the site will be retained to maintain the local character and provide important screening to the development.

APPEARANCE

The toilet/ shower block will be of simple construction with covered entrances, wall cladding will be stained timber with masonry painted blockwork at low level, roof sheeting will be olive green to merge in with the surroundings.

ACCESS

A disabled access WC and Shower will be provided; the ground level will be ramped up to the toilet/ shower block.

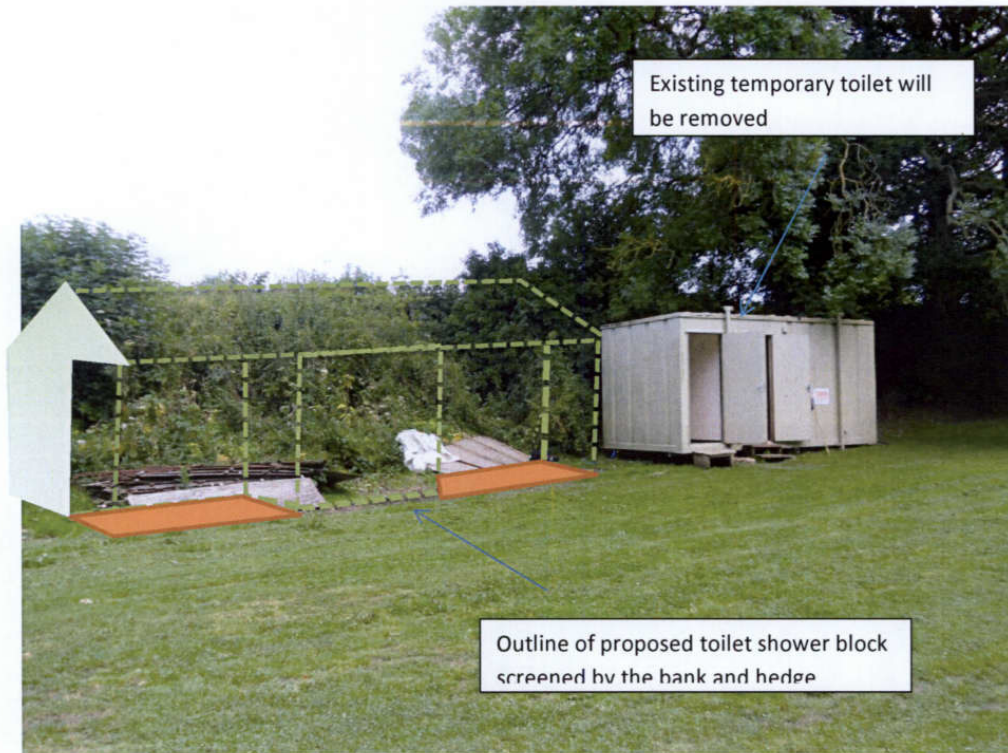
The major part of the site is level.



View on Cropton Lane looking south.



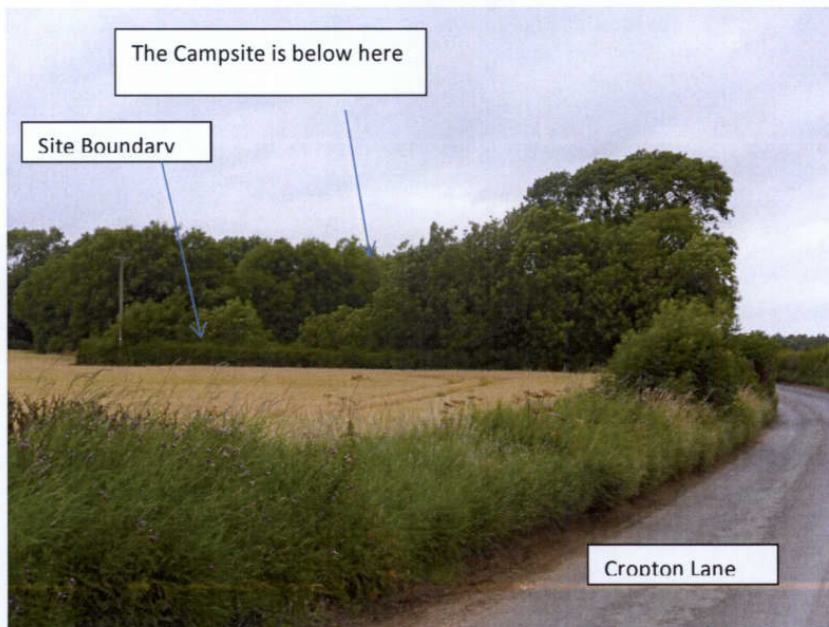
View from the camp site field, looking south, showing the tree lined boundary.



Existing temporary toilet will be removed

Outline of proposed toilet shower block screened by the bank and hedge

Site of the proposed Toilet/ Shower block.



The Campsite is below here

Site Boundary

Cropton Lane

Photograph from the south of the site heading north in to Cropton.



Google Earth View –Proposed Camp Site, New Inn, Cropton.