

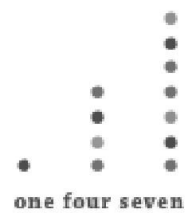
**Design statement for the change of use
off land off Moorfield Lane, Wombledon
to provide 12 holiday lodges.**

CLIENT

South Lund Properties

ARCHITECTURAL DESIGNERS

147 Design Limited



Design statement for the change of use of land off Moorfield Lane, Wombleton to provide 12 holiday lodges.

This statement is in support of a full planning application for 'change of use' of the land off Moorfield Lane, Wombleton on behalf of the site owners, South Lund Properties

INTRODUCTION

The current planning application is for the change of use of the concrete areas on the land owned by my clients off Moorfield Lane. The site consists of concrete hardstanding areas which were originally constructed during the World War Two and which surround 4 grassed areas.

The site has, in the recent past had extensive landscaping provided and has grown sufficiently and we are of the opinion that this landscaping now provides adequate screening to the development on the southern side of the site

The site is located to the east of Moorfield Lane, which links the villages of Harome (1.5km south west) and Wombleton (1 km north east). The land sits adjacent to a concrete road way which was constructed as part of Wombleton Airfield during the Second World War and to the east of a caravan site (Wombleton Caravan and Camping Park) and is accessed from Moorfield Lane via a private roadway which is approximately 4m to 4.5m in width.

The concrete surfaced areas surround four grass fields (numbers 1087, 9980, 9873 and 9665) and are of varying widths but approximately 14.5m wide and to the south and east of the concrete hardstanding lies extensive landscaped areas containing mixed variety trees.

PLANNING POLICIES

The development of the site, being located adjacent to a tourism site (caravan park), is covered by policies within the Local Authorities Local Plan and the central government's National Planning Policy Framework (NPPF) and we would request that the application is determined using the criteria laid down in the relevant policies. It is our view that the development of this piece of land would not result in the loss of, or have any material adverse effect upon the character and appearance or appearance of this area nor would it have any adverse effect upon the adjoining businesses.

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which is seen as a golden thread running through both plan-making and decision-taking. In terms of the application proposal sections 1 and 2 and especially paragraphs 18 and 19 confirm that the government is committed to securing economic growth in order to create jobs and prosperity and that the planning system should support and place significant weight on the need to support economic growth. The current proposals seeks to create a self catering chalet holiday home park which will provide the opportunity for employment within the Wombleton area and which will compliment the touring caravan site adjacent.

The local authority's local plan has specific policies relating to tourist sites (SR8) and this confirms that tourism is an integral and valuable part of the district's economy and this policy supports the provision of a range of tourist accommodation across the district. It is understood that the local authority will restrict the occupancy of the proposed lodges (to avoid them being residential accommodation) and it is confirmed within this supporting statement that this is understood and is acceptable to the applicants.

The lodges would be available for use during the whole year round as they will be well insulated and finished to a high standard as can be seen from the enclosed literature from the manufacturer and thus will comply with the criteria laid down in policy SR8.

The lodges will be located close to, and well screened from view by the extensive landscaping to the eastern side of the site and also by the existing land use to the west and will therefore not form an unacceptable visual intrusion and impact on the character of the locality as required by policy SR8.

THE PROPOSALS

Land use

The concrete hardstanding areas will be used to create an access roadway and hardstanding for the lodges and each lodge will be provided with carparking for visitors to park their cars and also areas to allow the vehicles to turn around. Additional carparking spaces will be provided to allow sufficient parking for day visitors to the lodges to park their vehicles and these additional parking areas will be evenly spread along the length of the roadway. The lodges will be located around the outermost perimeter of the concreted areas, there will be spaces for approximately 12 lodges evenly spaced to provide the holiday makers with enough space to access their lodge and have private areas to enjoy their holiday. The concrete areas are of sufficient width to allow the lodges to be located and the roadway to be provided without the road being too close to cause amenity problems with the holiday makers using the lodges.

Landscaping

The eastern side of the hardstanding areas was granted planning permission on the 12th December 2012 for the formation of an earth mound and associated landscaping under reference 12/00905FUL. The construction of the earth mound and the landscaping of the area with trees of mixed species has now been fully completed

The existing grassed areas within the concrete hardstanding are currently rough grass and these areas will be cut and maintained in a neat manner to enhance the site within the boundary fence.

A metal security fence will also be provided around the site to ensure the security of the site and the user's property and also to prevent illegal entry to the site.

Access

The site is accessed via a tarmacadam road leading from Moorfield Lane to the site and this roadway is sufficiently wide (4 – 4.5m wide) to allow two vehicles to pass should this be required. The entry to the holiday home area site will have double metal security gates which will be kept locked at all times, the users of the lodges will be provided with numerical or key lock to gain access when required and to prevent unauthorised access

Other material consideration

The current proposal would complement the existing adjacent Wombleton Caravan and Camping Park and the many other campsites in the locality by providing alternative type of self catering accommodation

CONCLUSION

This statement has been prepared in support of application for planning approval for the change of use of the site to form a self catering chalet holiday home park.

The planning policy context outlined above makes reference to the requirement of both the NPPF and the Council's adopted Local Plan Policies to formulate a scheme which is not only of a high quality design in its own right, but also preserves and enhances the character and appearance of the locality. It is the applicant's view that this has very much been achieved with the scale, form and layout of the holiday home park taking full cognisance of the local vernacular and surrounding area.

Development of this site represents a suitable tourism use for the previously developed land. The land was originally of commercial use and is immediately adjacent to a touring caravan site. The site will be well screened from view from the east by the existing tree landscaping.

The site is adjacent to a commercial use. It is also not designated as part of a Visually Important Undeveloped Area, and should therefore be considered as a suitable location for the proposed development.

In light of the above it is respectfully requested that officers support the application for planning approval.

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