

REVISED DOCUMENT

DESIGN AND ACCESS STATEMENT



**Scrapyard Site
Adj. Wombledon Caravan Park
Moorfields Lane
Wombledon
North Yorkshire
YO62 7RY**

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APPENDIX A – SITE PHOTOGRAPHS

1. INTRODUCTION

Wombleton Caravan Park

- 1.1 Wombleton Caravan Park is a long established and popular leisure park discreetly based between the villages of Harome and Wombleton, adjacent to the former RAF Wombleton airfield, and just a few miles from the town of Helmsley. The park has facilities for camping, touring caravans, and motorhomes. Seasonal pitches are also on offer and there is a storage area for caravans.
- 1.2 This application seeks planning permission for the redevelopment of the former scrapyards, off Moorfields Lane, adjacent to the main caravan park. Please refer to drawing no. 10110-01 Location Plan, which shows the relationship between the two sites and other adjacent properties.
- 1.3 This is a Brownfield Site. The scrapyards have been vacant for approximately 11 years. Most of the buildings have been removed but there are large areas of concrete bases and a couple of older, smaller buildings, in existence. In recent years the site has become overgrown and the concrete has fallen into a state of disrepair.
- 1.4 The proposal is to redevelop and regenerate the rundown, contaminated scrapyards site to allow the siting of 9no. leisure lodges with a large landscaped area containing a small fishing lake. It is the intention that this development has a wholly different character to the main park and run as a separate entity along with the adjacent proposed static units (see para. 1.7 below). It has been designed with its own separate entrance and cannot be entered via the main park by other than the park wardens.

Planning History

- 1.5 A previous planning application under reference 06/01099/MFUL for this site, gained approval in November 2006. This was for the change of use of scrapyards to allow the siting of 16no. timber clad static holiday units – with 12 months i.e., year round lets. An extension of time limit was then applied for and approved under reference no. 10/00032/EXTM.
- 1.6 A number of other applications have been made over the years for the adjacent main caravan site. Application no's; 11/01189/73AM and 07/00518/MFUL relate to the permission for static

caravans adjacent to the scrapyard site. These have permission for 12 monthly lets and it is intended for these, and the proposed units on the scrapyard site, to be run as a separate entity from the main caravan park.

- 1.8 The existing site can be seen on drawing no's: *10110-01 Location Plan, 10110-02 Existing Site Plan, and 10110-03 Existing Scrapyard Plan*. Drawing no *10110-06 Proposed Park Zoning Plan* shows the division between the two main entities of the park, to be run separately.

2. AMOUNT

- 2.1 The application site has an area of 14,141m² (or approximately 1.4ha) – and is of an 'L' shape.
- 2.2 This application proposes 9no. leisure lodges of which there are two types. The dimensions of each type are noted in the Scale section below.
- 2.3 The proposed pond has an approximate area of 2,600m².
- 2.4 The proposed hardstanding (roads and bases etc.) has an approximate area of 1,900m².
- 2.5 The extent of the proposed works can be seen on drawing no: *10110-04A Proposed Plan (Colour) and 10110-05 Proposed Plan (B&W)*.

3. LAYOUT

- 3.1 The site is primarily accessed via the existing site entrance off Moorfields Lane – this will be kept secure. From this the main access road bisects the site along an east/west axis, and leads up to the secondary access into the main caravan park. However, the secondary access is only intended for use by the caravan park staff for maintenance use and the like, and for access to the adjacent proposed static units. It is not intended for the use by the visitors of the main, existing, caravan park which is to remain separate. A planted traffic island has been positioned at the point of access to the adjacent statics. Furthermore, strategic planting at the main entrance will help to maintain privacy.
- 3.2 The pond lies to the southern part of the site and the lodges are positioned to the northern half of the site. The lodges are accessed via a secondary access road and are sited along an

east/west axis. Their individual positions have been staggered; partly to reduce direct overlooking, and also create a less regimented feel more appropriate to the woodland setting.

- 3.3 Each of the lodges will have raised decking to the front and an area of harstanding to the side that will provide pedestrian access and one car parking bay per plot.
- 3.4 Additional parking is provided by a small car parking area in the south west corner of the site. This will provide 20no. bays and will have a separate, secure access off the main entry point along Moorfields Lane.
- 3.5 The existing building close to the entrance is to be retained, refurbished and converted for use as a WC.
- 3.6 The road and other communal areas are to be lit by low level wooden bollard lights.
- 3.7 The layout of the proposed works can be seen on drawing no: *10110-04A Proposed Plan (Colour) and 10110-05 Proposed Plan (B&W)*.

4. SCALE

- 4.1 The proposed lodges are modest in scale and are entirely appropriate to their setting. They are fully intended to complement the look and feel of the proposed landscaping.
- 4.2 Type 1: (Plots 1,3,5,7, and 9) has a floor area (GIA) of 116m². With external dimensions of 18.28m x 6.70m.
- 4.3 Type 2: (Plots 2,4,6, and 8) has a floor area (GIA) of 100.5m². With external dimensions of 15.84m x 6.70m.
- 4.4 The total GIA of the proposed lodges is 982m².
- 4.5 All lodges have a maximum ridge height of approximately 4m.
- 4.6 Drawings of each of the lodge types have been included within the application. Also the extent of the proposed works can be seen on drawing no: *10110-04A Proposed Plan (Colour) and 10110-05 Proposed Plan (B&W)*.

5. LANDSCAPING

- 5.1 Wombleton Caravan Park sits in a picturesque area of Ryedale. This proposal represents a significant opportunity for the applicants to regenerate a brownfield site into an ecologically diverse woodland setting. The proposal is very much centred on the landscaping scheme and a wide variety of planting is proposed along with a new pond.
- 5.2 As existing there are a number of trees on the site boundary. As previously noted it is very much the intention to visually and physically separate this site from the remaining caravan park. Most of the existing trees along the boundary will be retained and new ones added to screen the site to enhance privacy. There will however, be an access point to the east of the site to allow access for maintenance vehicles and the like. A planted traffic island has been introduced to limit views in from the rest of the park at this point. Furthermore, the sight lines from Moorfields Lane will be restricted by locating trees at either side of the main entrance road.
- 5.3 The applicant has been in discussion the Forestry Commission with regards to the landscape and working with them to develop this proposal. Further details are available upon request.
- 5.4 Within the site many more trees and hedges are proposed. These will provide screening to make each of the lodge plots more private, and with the aim of creating a woodland setting.
- 5.5 A new pond forms part of the proposal, and is located within the southern end of the site. This is intended to encourage wildlife and would be stocked with various types of native fish species and used for angling.
- 5.6 The pond will be constructed with a margin shelf around the majority of its perimeter. This will be planted with reeds as a way of both stabilising the banks and as a way of adding habitat variety.
- 5.7 The pond will also assist with the provision of surface water drainage.
- 5.8 A selection of native trees are proposed, consisting of; Oak, Sycamore, Beech, Birch, Hazel, Field Maple, Ash, Rowan, Broad Leaved Lime and Scots Pine.



Native tree species proposed

- 5.9 The proposed hedgerows will contain a mix of; Blackthorn, Hawthorn, Field Maple, Hazel, Dogwood and Ash.



Blackthorn and Hawthorne hedges

- 5.10 The extent of the proposed landscaping works can be seen on drawing no: *10110-04A Proposed Plan (Colour) and 10110-05 Proposed Plan (B&W)*.

6. APPEARANCE

- 6.1 The appearance of the proposed scheme has been designed to be in-keeping with both the character of the surrounding area and the caravan park as a whole. It is very much the intention to create and maintain the feel of a woodland setting.

6.2 The proposed lodges are the Canterbury model by Prestige Leisure Homes. Whilst the drawings of these have been submitted as part of the proposal it should be noted that these are to be clad in CanExel timber effect wood composite cladding. This is a robust, long lasting material which has the aesthetic quality required for this scheme.

6.3 The lodges are to be clad in an olive green colour, as per the pictures below. This particular colour has been selected to successfully blend in with the woodland landscaping as proposed.



Green CanExel Cladding – NB; lodge shown is indicative only.

6.4 In summary, the application site has been previously developed and is located adjacent to the existing caravan park. There are a number of trees around the site boundary and given there are no tall buildings proposed, there is no real difference in terms of visual impact to the existing situation. Therefore, the proposed development is not considered to have a negative cultural impact, moreover the landscaping concomitant with the proposal will have a positive impact on the surrounding area.

6.5 Drawings of each of the lodge types have been included within the application. Also the extent of the proposed works can be seen on drawing no: *10110-04A Proposed Plan (Colour) and 10110-05 Proposed Plan (B&W)*.

7. USE

7.1 The site has been vacant for several years, however, prior to this the site was last used as a scrapyards (Sui Generis).

7.2 This application proposes a change of use to use class D2 (Assembly and Leisure) - to allow the siting of 9no. timber clad static lodge units for holiday lets (Plots 1-9). They are intended for year round lets as per the adjacent static units.

- 7.3 The lodges are capable of meeting the definition of a caravan under the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.
- 7.4 There is an existing permanent residence located adjacent to the entrance of the main caravan park, to the south of this site.
- 7.5 *The plot numbers can be seen on drawing no. 10110-05 Proposed Plan (B&W). Drawing no 10110-06 Proposed Park Zoning Plan shows the division between the two main entities of the park, each to be run separately.*

8. ACCESS

- 8.1 The closest A road to the site is the A170 located just to the north of Wombledon village; runs from Scarborough and connects to the A19 close the Thirsk. The site is accessed locally from Common Lane, running between Wombledon and Harome, and then Moorfields Lane which terminates close to the main caravan park entrance.
- 8.2 The main pedestrian access is also via Moorfields Lane.
- 8.3 The closest public transport to the site is the 128 bus from Wombledon village which regularly runs between Scarborough, via Pickering, and to Helmsley.
- 8.2 The proposed lodges can be adapted at the construction stage to accommodate wheelchair users.

9. RELEVANT NATIONAL PLANNING POLICY

- 9.1 There are a number of relevant planning policies contained within National Planning Policy Framework (NPPF).
- 9.2 Section 3, paragraph 28, supports economic growth in rural areas and states:

"promote the development and diversification of agricultural and other land-based rural businesses"

And:

"support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations"

9.3 Section 11, paragraph 109, states that:

*"The planning system should contribute to and enhance the natural and local environment by:
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

Paragraph 111 goes on to say:

"Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land)"

10. RELEVANT RYEDALE PLANNING POLICY

10.1 The Local Plan Strategy (adopted September 2013) forms part of the Ryedale Plan. It contains a number of policies applicable to this proposal.

10.2 Section 5 of the Local Plan confirms that tourism is a significant industry within Ryedale. Paragraph 5.33 states:

"This Strategy supports the provision of a range of tourist accommodation across the District. The District has experienced a growing interest in the provision of self-catering, chalet holiday home parks that are available for use throughout the year. The Council will support, in principle, the provision of this form of accommodation..."

10.3 Policy SP8 states:

"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."

10.4 The proposed landscaping forms a major element to the proposal, and as noted above, this is a Brownfield Site. Policy SP13 refers to landscapes and notes that:

"The Council will work with landowners and statutory agencies to encourage land management practises that will protect and reinforce landscape character across the District and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported."

Furthermore SP14 encourages the use of *"native and locally characteristic species in landscaping schemes."*

- 10.5 With regards to the potential contamination, Policy SP17 states that land resources will be protected and improved by:

"Supporting new uses for land which is contaminated or degraded where an appropriate scheme of remediation and restoration is agreed and in place."

And:

"Prioritising the use of previously developed land"

Please see Section 12 below for further information on contamination.

11. FLOOD RISK

- 11.1 The Environment Agency Flood Map indicates that the site is not located within a Flood Zone.

12. CONTAMINATION

- 12.1 Following the previous permission for this site (06/01099/MFUL) a Phase I (desk study) and Phase II (invasive testing) report were undertaken and submitted to the council. These were in accordance with the planning condition pertaining to contamination and were commissioned by the then owner/applicant.
- 12.2 Subsequent to the above, a remediation strategy report was submitted to the council. This detailed the remediation works to mitigate the contamination resulting from the site's previous use as a scrapyards. This report was deemed satisfactory by the then land contamination officer and planning case officer in May and June 2009 respectively.

12.3 The current applicants have since acquired the site, yet it has continued to remain vacant. However, the applicants recognise that the reports/studies were commissioned by the previous owner and are currently reviewing the ownership of the same. Therefore we request the case officer to consider the likely additional information required for this application, or as to whether an appropriate planning condition can be included.

David Robson RIBA

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APPENDIX A – SITE PHOTOGRAPHS

Photograph 1

Main entrance – off Moorfields Lane.



Photograph 2

Adjacent to main entrance.



Photograph 3

View north from centre of site.



Photograph 4

View west from centre of site.

