

mmplanning

## **DESIGN AND ACCESS STATEMENT**

### **Creation of a Holiday Park on land north of the Finkle Street, Sheriff Hutton**



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Chartered Town Planner  
Amended December 2015

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## APPENDICES

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## **Introduction**

- 1.1 This proposal relates to the creation of a holiday park (“the Application”) on land north of Finkle Street, Sheriff Hutton (“the Site”). The Application is made on behalf of Dr R Glover (“the Applicant”).
- 1.2 The Town and Country Planning (General Development Procedure) Order 2015 requires applications of this type to be accompanied by a Design and Access Statement. The purpose of this part of the Application submission is to provide an assessment and evaluation of the Site and proposal in conjunction with a review of local and national planning policy, giving due consideration to all material planning considerations.

## **Site Description and History**

- 2.1 The Site is located to the south west of the village of Sheriff Hutton and east of the established Sheriff Hutton Industrial Park. There are a number of residential properties to the east and the Site is separated from these adjacent developments by open fields; one of which is in the Applicant’s ownership. The exact location of the Site is identified on Drawing Number 9908-90-01. On that drawing the Site is edged in red and other land in the Applicant’s ownership is edged in blue. The Site covers an area of approximately 0.7 ha and is approximately 45 m wide by 153 m deep.
- 2.2 The Site is currently an open field laid to grass. There are established hedgerows to the outer boundaries and the frontage hedgerow along Finkle Street is interspersed with mature trees. The Photographs contained in Appendix A show the extent of the Site, its existing access and its surroundings.
- 2.3 Having checked on the local planning authority’s (“LPA’s”) Public Access system, the Site has not been the subject of any previous planning applications. The historic use of the Site is therefore considered confirmed as agricultural in nature.

## The Application Proposal

- 3.1 The Applicant proposes to development a holiday park consisting of 10 timber holiday cottages; these would have a life expectancy of 15 years. These will be accessed by vehicular traffic from Finkle Street via the existing access. This access will be widened and reconstructed to the Highway Authority's relevant verge crossing construction requirements.
- 3.2 The holiday cottages will be served by a distribution road primarily located adjacent to the eastern site boundary. This road will continue through the Site to the northern boundary to provide access for the Applicant's tractor to enter the Site to undertake grass cutting and maintenance works. The Applicant's general purpose agricultural building is located to the north of the Site; this is where the tractor is stored and as it is not road worthy it will access the Site through the adjoining arable fields. The proposed layout of the Site is shown on Drawing Number 9908-90-02C.
- 3.3 The holiday cottages would be served by a 'district' biomass heating system. The Applicant would operate a single biomass boiler with each holiday cottage being served from this central boiler. In addition, each holiday cottage would be provided with photo voltaic panels in order to generate their own electricity. The 'district' biomass boiler would supplement this energy generation.
- 3.4 A total of six different holiday cottages are proposed which would enjoy a variety of finishes, although they would all be constructed from timber. The holiday cottages would provide a mix of two and three bedroom accommodations. A total of 6 two bedroom holiday cottages and 4 three bedroom holiday cottages would be provided. Each holiday cottage would be provided with an amenity area and parking provision for two cars. Specimen tree planting and hedging would be provided to ensure each holiday cottage had a reasonable degree of privacy.
- 3.5 A central bin storage and recycling area would be provided towards the Site frontage, which would be screened by the existing hedgerow. Additional tree planting and hedging would be undertaken.

## Design Assessment

4.1 USE: The Site lies outside the development limit boundary identified for the village within the Ryedale Local Plan (2002). The recently adopted Local Plan Strategy, at Policy SP8, confirms that tourism contributes to providing a sustainable and diverse economy for the District. It goes on to offer support to the provision of a range and choice of quality tourist accommodations that encourage all year round tourism. The provision of new chalet style self-catering accommodation that can be accommodated without an unacceptable visual intrusion or impact on the character of the locality will be supported. The principle of development is therefore considered to be policy compliant.

4.2 SCALE: The Site covers an area of approximately 0.7 ha and 10 holiday cottages are being proposed. This equates to a density of 14 holiday cottages to the hectare which is considered to be reasonable for this open countryside location.

The holiday cottages are all to be single storey. The existing hedgerow screening coupled with the relatively level nature of the Site will ensure that the development does not appear visually intrusive within its landscape setting.

The scale of the proposed development is therefore considered to be policy compliant.

4.3 LAYOUT: The width and depth of the Site constrains its layout to some degree but this is also seen as an advantage in terms of reducing the overall visual dominance of the proposal and in terms of providing privacy and amenity space for tourists making use of the accommodation. The layout is shown on Drawing Number 9908-90-02C.

Each holiday cottage would be accessed from the shared accommodation road and would be provided with two car parking spaces. An area of private amenity space commensurate with the accommodation it serves will be provided to each unit.

The proposal is considered to accord with all relevant planning policies and in particular SP20.

4.4 APPEARANCE: Each of the holiday cottages has been designed to provide an individualistic appearance. A variety of timber and render wall finishes are also proposed

to provide interest and to reflect the traditional materials utilised within the locality. The elevations and floor plans for each holiday cottage are shown on Drawing Numbers:-

9908-20-01D

9908-20-02B

9908-20-03A

9908-20-04A

9908-20-05A

9908-20-06A

- 4.5 **LANDSCAPING:** The existing boundary hedgerows and mature trees will be retained. Additional landscaping will be undertaken throughout the Site to provide privacy between units and to supplement the existing level of screening. The proposed landscaping scheme is shown on Drawing Number 9908-90-02C and it is confirmed that the Applicant would have no objection to the imposition of a condition requiring this landscaping to be carried out.
- 4.6 **COMBATING CLIMATE CHANGE:** This will be addressed through the construction process to ensure that each holiday cottage has sufficient insulation. The central 'neighbourhood' biomass boiler will ensure that a degree of control over heating within each unit is exercised. The generation of electricity via the photo voltaic panels will also reduce the Site's dependency upon the national grid.

## **Access Assessment**

- 5.1 The Application Site is within walking distance of the village, where the public house has recently re-opened and where there are a Tea Shop & Deli, a Post Office (in new ownership), repairs garage and a village hall.
- 5.2 A regular bus service operates between York and Castle Howard which passes through the village. A further summer service is operated to Helmsley. Copies the timetables can be found in Appendix B. These services would provide a sufficient service to cater for tourists and for staff that may live outside the village.

- 5.3 Each unit would be constructed to meet modern building regulation requirements in terms of disabled access.

## **Development Plan and Policies**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the statutory development plan consists of the Local Plan Strategy (adopted September 2014) and any saved policies found within the Ryedale District Local Plan. Regard must also be had to the National Planning Policy Framework.

### **NATIONAL PLANNING POLICY FRAMEWORK (“NPPF”)**

- 6.2 The NPPF was published by Government in March 2012, immediately replacing Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The NPPF delivers the Government’s aims of promoting a pro-growth planning system, which has at its core a presumption in favour of sustainable development. The NPPF provides the national planning policy framework of relevance to the determination of this Application.
- 6.3 Section 1 of the NPPF sets out the Government’s policy objectives for planning, it is based on the need to integrate and promote the key themes of sustainable development, economic development, social inclusion and environmental protection. The NPPF continues to promote the plan-led system, which means there is a preference for planning applications to be determined against policies within the adopted Development Plan.
- 6.4 Section 3 deals specifically with the need to support a prosperous rural economy and supporting sustainable rural tourism is identified as a key contributor to this. The provision of addition visitor accommodation would provide additional support to existing businesses catering to the tourist industry and for local services that also benefit local residents. The construction phase of the development would also secure long term

employment for a local joiner and provide a significant boost to his business. The development when complete would also provide jobs for 2 to 3 people in its own right.

- 6.5 Section 7 sets out the Government's aspirations for the design of new development and states that the Government attaches great importance to the design of the built environment. It places the emphasis back on local planning authorities to develop policies which advocate good design to ensure the overall quality of an area is upheld.
- 6.6 In respect of decision taking, the NPPF encourages local planning authorities to look for solutions rather than problems. LPAs should work proactively to secure developments that improve the economic, social and environmental conditions of an area.

#### LOCAL PLANNING POLICY

- 6.7 The Ryedale Plan – Local Plan Strategy contains a considerable number of policies; those of relevance to this proposal are listed below:-
- SP8: Tourism
  - SP16: Design
  - SP19: Presumption in Favour of Sustainable Development
  - SP20: Generic Development Management Issues
- 6.8 In terms of SP8, this confirms that the LPA will encourage sustainable tourism which minimises its environmental impact upon the District. It also offers support to the provision of new chalet self-catering accommodation in the open countryside. Whilst the accommodation is described in this application as 'holiday cottages' the proposed units are essential timber chalets that would have a life expectancy of 15 years and as such they are considered to comply with the terms set out in this policy. The Site is well screened and it is not considered that it would have any adverse impact upon the character or quality of the surrounding landscape in this particular area.
- 6.9 Policy SP16 sets out the LPA's approach to the design of new developments. The proposal is considered to be in keeping with the area surrounding the village which is home to a number of local businesses. Existing business and developments are to be



found on the nearby industrial estate and in the form of a number of other holiday parks and caravan sites to be found in the wider locality. The Site is accessible to the village on foot via the existing footway that runs passed the site all the way into the village. The scheme incorporates a variety of finishes and incorporates substantial landscaping proposals. The scheme would not harm any historic or otherwise important vistas. The proposal is considered to accord with the thrust of Policy SP16.

- 6.10 Policy SP19 effectively repeats Paragraph 14 of the NPPF and confirms the approach to be taken in respect of supporting sustainable development that accords with an up to date development plan. The proposal accords with the LPA's policy relating to tourism development and as such represents sustainable development. The Application should therefore be approved without delay.
- 6.11 Policy SP20 sets out the general material considerations that every application will be considered against. The proposal will respect the existing character and appearance of the Site. The design of the scheme has been carried out having regard to Policy SP16 and as such the scale, form and materials are considered appropriate. The scheme will provide a high level of amenity for future visitors to the district whilst having a minimal impact upon the level of amenity that the site currently provides to the area. Access to the Site will be improved to the satisfaction of the local highway authority. The surrounding road network can accommodate cyclists and pedestrians have access to a footway into the village and to the nearby industrial estate where a hot food take-away operates. The proposal is considered to be of insufficient scale to require a Travel Plan.
- 6.12 There not considered to be any saved policies of relevance to this proposal.

## **Other Material Considerations**

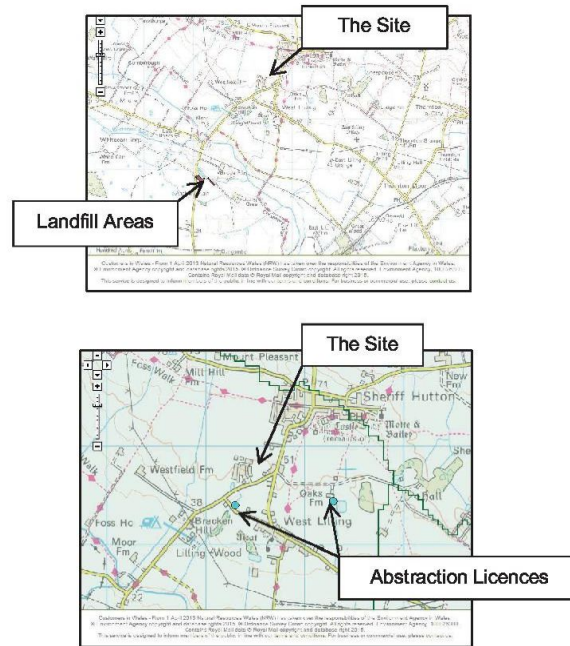
### **7.1 ECOLOGY**

- 7.1.1 The Application is accompanied by an Extended Phase 1 Habitat Survey produced by BL Ecology. The Applicant would have no objection to the imposition of conditions requiring the recommendations of the report to be carried out.

## 7.2 CONTAMINATION ASSESSMENT

7.2.1 The Site has not been used to store oils or other fuels. There are no existing buildings or areas of hardstanding. The Site is known to have only been used for agricultural use. The Site is also surrounded by open fields.

7.2.2 The Environment Agency's website does not identify any issues that would affect the development of Site. The nearest abstraction licence is located over 500 m away to the south west as shown below and the nearest landfill is located to the south of the Site as shown below.



7.2.3 Given the historic use of the Site and neighbouring land uses the probability of the Site being contaminated or affected by contamination is considered to be low. There would however be no objection to the imposition of a condition requiring Contamination survey to be undertaken if the proposal is ultimately approved.

### **7.3 FLOOD RISK**

7.3.1 The Site lies within flood zone 1 according to the Environment Agency's flood zones and the Site is less than 1 ha in area. As such there is no requirement for a site specific flood risk assessment to be undertaken.

### **7.4 HERITAGE**

7.4.1 The nearest Listed Building to the Site is Sheriff Hutton Castle; this is located some considerable distance from the Site. The proposal would not therefore have any impact upon the setting of any listed buildings as there are considered to be none within close proximity to the Site. The Site is not located within a Conservation Area nor does it have any impact on views into or out of such an area.

7.4.2 In terms of archaeology, given that there are a number of historically important buildings within the wider locality it is considered that the Site could contain historic remains and as such an Archaeological Report has been commissioned. Onsite Archaeology Ltd were commissioned to undertake the survey and their findings are in the Report that accompanies this application submission.

## **Conclusion**

8.1 The proposal is considered to be policy compliant. The proposal would make significant and positive contribution towards the provision of high quality tourist accommodation within the District. This will boost the local rural economy, offering employment to local people and helping to support local service facilities such as the public house, Tea Shop & Deli, etc. In accordance with the provisions of the NPPF this application should therefore be approved without delay.

**APPENDIX A:**  
**Photographs**



The Site looking south towards Finkle Street



The Site looking south east towards the adjacent dwellings



The Site looking east across the adjacent field towards Council Houses



Looking down the western boundary towards Finkle Street with the Industrial Estate on the far right of the photograph



Looking towards the northern boundary with the Applicant's home in the background



The existing access on to Finkle Street

**APPENDIX B:**  
**Bus Timetables**





Operated by

**STEPHENSONS**

**Service number:**

180 - 181

**Timetable valid from:**

1st February 2015

**Timetable description:**

Castle Howard - York

**What's changed:**

Current 0720 journey from Welburn will now commence from Sheriff Hutton @ 0743.  
Current 1740 journey from York will no longer operate on request from Thornton Le Clay.

**Operator contact details:**

Moor Lane Industrial Estate  
Tholthorpe, York, YO61 1SR

Tel: 01347 838990

Fax: 01347 830189

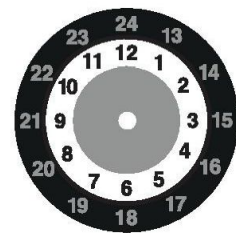
Email: [sales@stephensonsofeasingwold.co.uk](mailto:sales@stephensonsofeasingwold.co.uk)

24 hour clock  
North Yorkshire timetables  
use the 24 hour clock.  
Examples of this are below:

9.00am is shown as 0900

2.15pm is shown as 1415

10.25pm is shown as 2225



North Yorkshire County Council is working hard to ensure that local bus services are fully accessible to all. For further detailed information about accessibility please contact the local bus operator prior to travel. The county council has produced this information in good faith, but cannot accept responsibility for errors or subsequent alterations to services.



**traveline**  
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**0871 200 22 33**

(Calls from landlines cost 10p per minute)  
Mobile phone costs may vary

**180, 181 ▶ Monday to Saturday**

Castle Howard ▶ York

Service number:	181	181	181	180	181
Castle Howard, Grounds	-	-	1200	1420	1705
Welburn, Main Street	-	0920	-	-	-
Bulmer, Post Office Row	-	0925	-	-	-
Coneysthorpe, Hepton Hill	-	-	-	1424	-
Terrington, Post Office	-	-	-	1433	-
Scackleton, Scackleton Lane	-	-	-	1441	-
Foston, Main Street	-	0933	1208	-	1713
Thornton-le-Clay, High Street	-	0935	1210	-	1715
Sheriff Hutton, Main Street	0743	0943	1218	1453	1723
West Lilling, Goose Track Lane	0747	0947	1222	1457	1727
Flaxton, Bull Moor Lane	0754	0954	1229	1504	1734
Claxton, Winthorpe	0759	0959	1234	1509	1739
Sand Hutton, Primary School	0802	1002	1237	1512	1742
Hopgrove, Hopgrove Farm	0810	1010	1245	1520	1750
Heworth, Elmpark Way	-	1015	1250	1525	1755
York, Stonebow Stop A	0822	1022	1257	1532	1802
York, Station Avenue	0828	1028	1303	1538	1808

**180, 181 ▶ Monday to Saturday**

York ▶ Castle Howard

Service number:	180	181	181	181	181
York, Station Avenue	0910	1110	1310	1540	1740
York, Stonebow Stop D	0923	1123	1323	1553	1753
Heworth, Elmpark Way	0928	1128	1328	1558	-
Hopgrove, The Hopgrove	0933	1133	1333	1603	1803
Sand Hutton, Primary School	0941	1141	1341	1611	1811
Claxton	0944	1144	1344	1614	1814
Flaxton, Bull Moor Lane	0949	1149	1349	1619	1819
West Lilling, Goose Track Lane	0956	1156	1356	1626	1826
Sheriff Hutton, Main Street	1000	1200	1400	1630	1832
Scackleton, Scackleton Lane	1012	-	-	-	-
Terrington, Post Office	1020	-	-	-	-
Coneysthorpe, Hepton Hill	1029	-	-	-	-
Thornton-le-Clay, High Street	-	1208	1408	1638	-
Foston, Main Street	-	1210	1410	1640	-
Welburn, Main Street	-	-	-	1648	-
Bulmer, Post Office Row	-	-	-	1653	-
Castle Howard, Grounds	1033	1218	1418	1659	-



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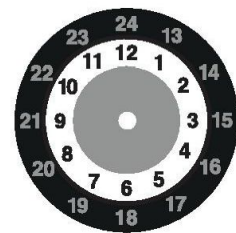
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Welburn, Main Street	-	0920	-	-	-
Bulmer, Post Office Row	-	0925	-	-	-
Coneysthorpe, Hepton Hill	-	-	-	1424	-
Terrington, Post Office	-	-	-	1433	-
Scackleton, Scackleton Lane	-	-	-	1441	-
Foston, Main Street	-	0933	1208	-	1713
Thornton-le-Clay, High Street	-	0935	1210	-	1715
Sheriff Hutton, Main Street	0743	0943	1218	1453	1723
West Lilling, Goose Track Lane	0747	0947	1222	1457	1727
Flaxton, Bull Moor Lane	0754	0954	1229	1504	1734
Claxton, Winthorpe	0759	0959	1234	1509	1739
Sand Hutton, Primary School	0802	1002	1237	1512	1742
Hopgrove, Hopgrove Farm	0810	1010	1245	1520	1750
Heworth, Elmpark Way	-	1015	1250	1525	1755
York, Stonebow Stop A	0822	1022	1257	1532	1802
York, Station Avenue	0828	1028	1303	1538	1808

**180, 181 ▶ Monday to Saturday**

York ▶ Castle Howard

Service number:	180	181	181	181	181
York, Station Avenue	0910	1110	1310	1540	1740
York, Stonebow Stop D	0923	1123	1323	1553	1753
Heworth, Elmpark Way	0928	1128	1328	1558	-
Hopgrove, The Hopgrove	0933	1133	1333	1603	1803
Sand Hutton, Primary School	0941	1141	1341	1611	1811
Claxton	0944	1144	1344	1614	1814
Flaxton, Bull Moor Lane	0949	1149	1349	1619	1819
West Lilling, Goose Track Lane	0956	1156	1356	1626	1826
Sheriff Hutton, Main Street	1000	1200	1400	1630	1832
Scackleton, Scackleton Lane	1012	-	-	-	-
Terrington, Post Office	1020	-	-	-	-
Coneysthorpe, Hepton Hill	1029	-	-	-	-
Thornton-le-Clay, High Street	-	1208	1408	1638	-
Foston, Main Street	-	1210	1410	1640	-
Welburn, Main Street	-	-	-	1648	-
Bulmer, Post Office Row	-	-	-	1653	-
Castle Howard, Grounds	1033	1218	1418	1659	-



Operated by

**STEPHENSONS**

**Service number:**

185

**Timetable valid from:**

5th April 2015

**Timetable description:**

Monks Cross - Helmsley

**What's changed:**

Summer seasonal service operating Sundays only from 5th April to 30th August 2015.

**Operator contact details:**

Moor Lane Industrial Estate  
Tholthorpe, York, YO61 1SR

Tel: 01347 838990

Fax: 01347 830189

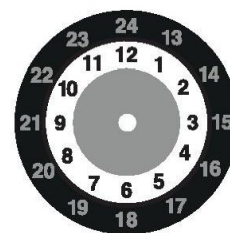
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**185 ▶ Sunday**

Monks Cross ▶ Helmsley

Monks Cross	1017
Strensall, Library	1027
Sheriff Hutton, Main Street	1034
Castle Howard, Grounds	1045
Terrington, Post Office	1054
Terrington, Lavender Farm	1055
Hovingham, Worsley Arms Hotel	1105
Nunnington Hall	1115
Helmsley, Market Place	1125

**185 ▶ Sunday**

Helmsley ▶ Monks Cross

Helmsley, Market Place	1325	1600
Nunnington Hall	1335	1610
Hovingham, Worsley Arms Hotel	1345	1620
Terrington, Lavender Farm	1355	1630
Terrington, Post Office	1356	1631
Castle Howard, Grounds	1405	1640
Sheriff Hutton, Main Street	1416	1651
Strensall, The Half Moon	1423	1658
Monks Cross	1433	1708