

PLANNING STATEMENT



**Wombleton Caravan Park
Moorfields Lane
Wombleton
North Yorkshire
YO62 7RY**

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1. INTRODUCTION/PLANNING HISTORY

Wombledon Caravan Park

- 1.1 Wombledon Caravan Park is a long established and popular leisure park discreetly based between the villages of Harome and Wombledon, adjacent to the former RAF Wombledon airfield, and just a few miles from the town of Helmsley. The park has facilities for camping, touring caravans, motorhomes and static holiday units. Seasonal pitches are also on offer and there is a storage area for caravans.
- 1.2 This application seeks to vary condition no. 5 and the removal of condition no. 7 of planning application reference 11/01189/73AM, to allow the year round opening of the park for seasonal and touring caravans.
- 1.3 It is requested that the opening season imposed on this 2011 consent be amended so as to be consistent with the more recent permission (15/01079/FUL) for the siting of new year round holiday lodges on the former scrapyard adjacent to the caravan park. Permission reference 11/0118973AM proposed the variation of the planning conditions for the year round opening of the static caravans from the original planning approval from 2007; reference 07/00518/MFUL.
- 1.4 Furthermore, approval reference 15/01018/MFUL (not belonging to the owners of Wombledon Caravan Park) permits the siting of 12no. chalet holiday home lodges immediately to the east of the park. These too have year round opening.
- 1.5 In addition to the above, there are numerous other examples of similar year round opening venues within Ryedale, North Yorkshire, and nationwide as a whole.
- 1.6 The extent of the site can be seen on drawing no's: *10154-01 Location Plan and 10154-02 Existing Site Plan.*

2. ECONOMIC APPRAISAL

- 2.1 This application seeks to allow the potential for people to take their holidays at any time of the year. Whilst not suitable for everybody, there is customer demand for year round opening (Christmas and the New Year in particular), similar to other sites both within the area and further afield. Therefore this proposal would remove this disadvantage and give Wombledon Caravan Park the ability to compete with the other parks without seasonal restrictions.

2.2 Wombleton Caravan Park is ideally located in relation to the services offered within nearby towns, such as Kirkbymoorside and Helmsley and local villages such as Wombleton and Harome. An extended opening season would create economic benefits to these places and the local economy in general, as tourist spending is not just limited to the open season. It would also allow the park to accommodate the customer demand and provide year round employment on the park, whilst providing support for other local businesses.

2.3 Furthermore, an extended season would be consistent with the static units on the site, and the immediately adjacent sites as noted above in paragraph 1.3 above.

3. CONTEXT APPRAISAL

3.1 This application proposes only the extension of the open season and no physical changes to the park are intended. The presence of what is expected to be a relatively modest number of visitors during the winter is considered unlikely to have any significant impacts.

3.2 The site contains many mature trees and is well screened by mature hedgerows so the extension of the season being sought should not have any adverse impact upon the appearance and character of the area.

3.3 The former scrapyards to the North West of the site has approval (15/01079/FUL) for new holiday lodges and will be subject to new landscaping with new trees and hedgerows. This will further add to the screening of the main caravan park from this direction.

3.4 Permission no. 15/01018/MFUL lies to the East of the park; this too has permission for the siting of holiday lodges along with proposed fencing and landscaping. So this will significantly add to the screening of the park from the East, particularly when viewed from the Nunnington to Wombleton Road.

3.5 The holiday units noted in the paragraphs above will be present year round.

3.6 Recent additional mixed planting has also taken place to the South side of the park, consisting of Holly and evergreens.

4. RELEVANT NATIONAL PLANNING POLICY

4.1 There are a number of relevant planning policies contained within National Planning Policy Framework (NPPF).

4.2 Section 3, paragraph 28, supports economic growth in rural areas and states:

"support the sustainable growth and expansion of all types of businesses and enterprise in rural areas"

"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"

5. RELEVANT RYEDALE PLANNING POLICY

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

5.2 Section 5 of the Local Plan confirms that tourism is a significant industry within Ryedale.

Paragraph 5.32 states:

"The provision of a wide range and choice of tourist accommodation in a choice of locations is an important way in which staying visitors can be attracted to Ryedale throughout the year."

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..."

5.3 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."

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