



DESIGN AND ACCESS STATEMENT

CHANGE OF USE OF LAND TO PERMIT THE SITING OF STATIC AND
TOURING CARAVAN PITCHES & THE ERERCTION OF AN EXTION TO
EXISTING AMENITY BUILDING

Client

York Meadows Caravan Park

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Introduction

This report has been commissioned by York Meadows Caravan Park.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This design and access statement has been prepared by Ian Pick. Ian Pick is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 18 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

Background Information

York Meadows Caravan Park is operated as a thriving tourism and leisure business. Facilities on the site include a touring and static caravan spaces, site office, changing facilities, toilets, play area, sports field, on site shop and a camping area.

Due to a constant increase in demand for static pitches, the applicants are proposing to change the use of an existing parcel of land immediately to the south of the site, to form

30 static caravan pitches. The development also proposes to replace the existing camping plots with 38 touring caravan pitches, and proposed an extension to the existing amenity building to offer a family wash room and individual shower cubicles.

This application will enable the applicants to take advantage of a recent increase in demand the spaces, which in turn will all the business to grow enable the enterprise to become more economically sustainable. The caravan park also supports many other close by business, such as restaurants, through on site advertisement and offers.

Amount of Development

The amount of development involves the siting of 30 static caravan pitches, 38 replacement touring pitches (replacing existing camping plots) and an extension to the existing amenity block.

The caravan pitches will consist of a crushed stone base, with an adjacent electrical hook-up. A static caravan (which will meet the customers requested specification) will then be sited on the pitch. The touring caravan pitches will be used for the siting of the customers own caravan.

Use

The use of the development will be for the siting of static and touring caravans for holiday use. The extension to the amenity block will be used as a family wash room and showering facility.

Layout

The overall layout of the proposed development can be seen in detail on the attached site plan (drawing No IP/DA/02/1).

The proposal includes an additional crushed stone track, which will service the proposed static caravans. The site will be accessed via the existing highway access to the south.

The existing grass field which is to be used for the siting of the static pitches will essentially be seen as an immediate extension to the existing site.

Scale

The scale of the development is the construction of 68 caravan pitches, 38 touring pitches and 30 statics. This is considered to be a modest and appropriate expansion of the site, given the substantial increase in demand and the scale of the existing caravan park.

The proposed extension to the amenity block will measure 6780mm x 3000mm, with an eaves and ridge height matching that of the existing building (see elevations for more detail, drawing No. IP/DA/03).

Landscaping

The application site is exceptionally well screened within the landscape, due to an existing undulating landform and mature vegetation. Mature tree planting and hedgerows screen the site from the public highway immediately to the south. The proposed development is such that it will not be visible from any public vantage point.

The proposed development overall is of a discreet nature and will not be visually intrusive. The character of the surrounding landscape will not be harmed as a result of this proposal.

Appearance

The proposal involves the creation of an additional static and touring caravan pitches within the site. An example photo of a static caravan can be seen below.



The proposed extension to the amenity building will be of a sandstone block construction with a clay pantile roof, in order to match the materials of the existing building.

Vehicular Access & Transport Links

The proposal will utilise the access from the existing site entrance. The proposed traffic to be generated by the proposal will be limited to seasonal visits. The existing entrance to York Meadows Caravan Park offers excellent visibility in both directions and is of an approved highway specification.

Planning Policy

The National Planning Policy Framework was introduced on the 27th March 2012. Section 3 of the NPPF relates to supporting a prosperous rural economy.

3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*

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

- *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 where identified needs are not met by existing facilities in rural service centres; and*

- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*

The National Planning Policy Framework provides clear support for the proposals at York Meadows Caravan Park within paragraph 28. The proposal is for the sustainable growth and expansion of an existing tourism and leisure business.

Ian Pick

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