
Design, Access & Planning Statement

Planning Application for
the erection of 9 holiday
lodges, associated
parking facilities and
vehicular access

Land north-east of
Wombleton Grange
The Airfield
Wombleton
YO62 7RY

on behalf of the
Herbert Pension Scheme

Peter Webster BA (Hons) MRTPI
Webster Associates
3 Spaldwick Road
Stow Longa
Huntingdon, Cambs.
PE28 0TL

Tel: 01480 860862

1.0 Introduction

- 1.1 This Statement is submitted on behalf of the Herbert Pension Scheme, owners of the land in support of the planning application for the erection of 9 holiday lodges, associated parking facilities and vehicular access on the land.
- 1.2 The statement explores the site's development potential through the following topics to provide guidance principles on which to design the scheme:
 - Site context and analysis
 - Planning policy considerations
 - Constraints and Opportunities
 - The design solution
 - Sustainability issues

SITE CONTEXT AND ANALYSIS

2.0 The vision

- 2.1 The vision is to develop a small, yet high quality development of private holiday lodges to provide an ideal 'retreat' for those wishing to get away for a short or longer holiday break, in peaceful and attractive surroundings. The development will also provide for those seeking a greater degree of seclusion than that offered by other traditional caravan park developments and for those more interested in the attractions of the National Park and the nearby market towns and villages.
- 2.2 The development will also enhance the existing attractive rural setting, utilising existing and extensive new tree planting, to create a scenic and appealing woodland backdrop to the proposed development.
- 2.3 Research has confirmed that there is a growing trend for short breaks in rural locations as people seek to 'get away

from it all' for a few days. The proposed development will offer a sustainable and attractive rural holiday destination, whilst offering an opportunity to enable tourists from the UK and overseas to get closer to nature and contribute to the local economy.

3.0 The site and surroundings

- 3.1 The site is located 1.2km south of Wombelton village, 1.9km north-east of Harome village and is accessed by a private road leading from Moorfields Lane, which runs through to Common Lane the link road between the two villages. The larger settlements of Kirbymoorside, Helmsley and Pickering are 5.6km, 6.1km and 17km respectively from the site. The site is very near to the southern edge of the North York Moors National Park.



OS Map Extract showing Location of site

- 3.2 The application site lies immediately north-west of Wombelton Caravan Park, a long established holiday park.

Other residential properties are scattered in the locality, including Wombleton Grange farm and farmhouse to the southwest and The Bungalow to the east, along Moorfields Lane.

4.0 The application site

- 4.1 The application site is relatively flat and well screened from Common Lane (to the west) and Moorfields Lane (to the east) by mature trees and hedging, and has recently had an additional intensive tree belt planted around its entire periphery, comprising of silver birch / white beam / Scots pine and poplar trees, which will further screen the site. The new tree belt is 6 - 10 metres wide and is in addition to the existing hedge; denser planting has also occurred at the corners of the site.
- 4.2 The proposed area for development extends to circa 0.98ha, including the private access road.
- 4.3 The site was formerly part of the extensive WWII Royal Air Force Station Wombleton.



Aerial photograph with application site outlined in red
(Courtesy of Bing Maps)

5.0 The Proposal

- 5.1 Planning permission is sought for the use of the land for the siting of 9 luxury and environmentally friendly holiday lodges, based on a contemporary design and constructed from environmentally friendly materials.

Lodges:

- 5.2 Located in a loose circular cluster, each holiday lodge will be made available to rent or purchase, all of which will be restricted to holiday occupancy only - through the use of planning conditions. It is also proposed to encourage leasehold owners to rent their cabins out to other holidaymakers through a site rental scheme. The proposed timber clad lodges will be of the permanent structure type as opposed to those based on a caravan chassis.

Soft Landscaping:

- 5.3 One of the key aims of this development is to create a wooded environment for the enjoyment of visitors, neighbours and passersby and generally, to enhance the quality of the site within the local landscape. Therefore, the whole site including the existing and the recently established new boundary screening will be further enhanced with the addition of new soft landscaping works, plus new tree & shrub planting so as to mitigate any visual impact and maximise the natural attractiveness of the site. It is proposed to plant multiple new native trees (and it is estimated that these will be 4-5m tall when planted out, then 8-10m after 10 years and 12-15m after 30 years). On the basis that there are other wooded areas in the immediate vicinity, the act of encouraging new tree planting is not considered to be out of character with the local landscape.

Access:

- 5.4 The site is to be accessed using the existing private road entrance off Moorfields Lane. This currently provides access

to the site via a tarmac section of road and will continue to be used. A new internal site road constructed of permeable gravel will lead from the access road to individual lodges and their respective car parking spaces. Grass or natural stone paving access paths will be created from parking areas to the lodges.

Lighting:

- 5.5 External lighting will be in the form of low level bollard type lights located at the entrance of the gravel drive. Low voltage lighting will also be attached to external faces of the lodges. This ensures that the site retains a rural feel and minimises light pollution to neighbouring properties and the night sky. Restricting the amount of lighting also has benefits to the local wildlife that may otherwise be confused by new light sources.

Other Aspects:

- 5.6 Being a new development, there will also be opportunities for providing state of the art / best practice construction / site features including but not limited to the following:

- Disabled facilities (including ease of access to the lodges, parking spaces, path-finding & internal cabin accommodation layouts);
- Should the existing foul water sewer that runs along Common Lane not be accessible for any reason following further investigation, a mini packaged sewage treatment plant system will be installed on the site to provide for foul water drainage.
- Sustainable drainage schemes including the use of new water features to store excess surface water, such as rainwater tanks fitted to individual lodges to store and potentially reuse initial rainwater run-off;

• Sustainable construction methods (i.e. use of environmentally sustainable and/or recycled materials)

- On-site recycling.

6.0 Economic benefits

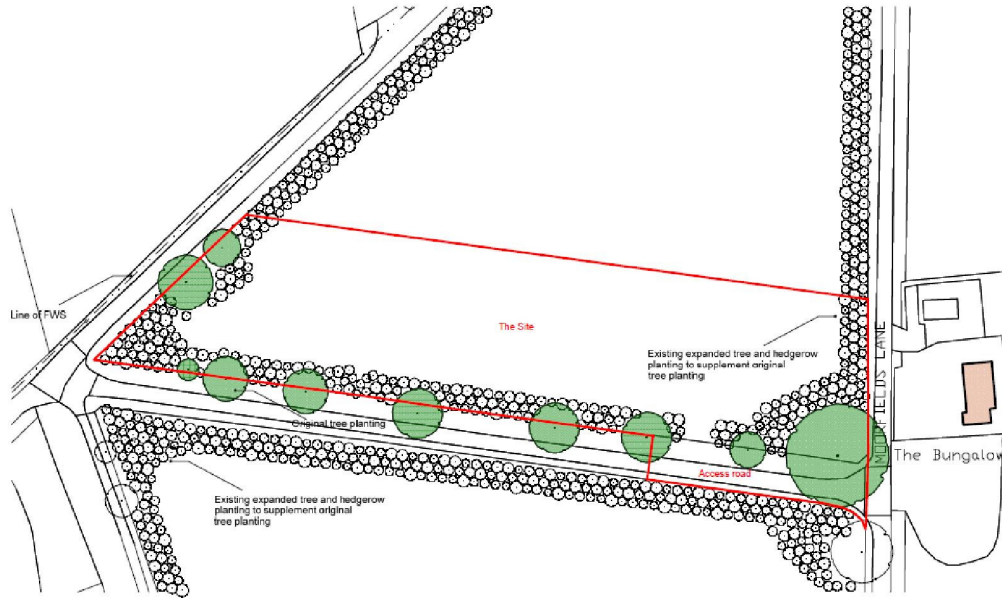
- 6.1 The development will generate additional visitor trips to the area, thereby injecting much needed business into the local economy. This is typically as a result of both direct spending on local goods and services by holiday makers and also through the provision of goods and services by the owners of accommodation in implementing and maintaining their property. This in turn may lead to the creation of jobs both directly and indirectly.

- 6.2 Jobs will be directly created during the construction phase with local labour being required for all types of trades associated with a construction project, from ground workers, through to builders, carpenters, roofers, plasterers and landscaping contractors, etc. Likewise, employees spending in local shops and with service providers enable another indirect stream of expenditure into the local economy.

7.0 Social benefits

- 7.1 A specialist development of holiday lodges will help to divert second home buyers from purchasing existing local housing stock, thereby easing housing pressures for local residents.

8.0 Site Analysis



9.0 Involvement

- 9.1 Given the small-scale nature of the proposal no initial discussions have been held regarding this proposal. Should it be necessary the applicant is willing to enter into discussions / consultation with interested third parties

10.0 Evaluation

- 10.1 Constraints and Opportunities - following the assessment of the site and its surroundings, as detailed above, a number of constraints and opportunities associated with the proposed development on the site have been identified. These are below:

Constraints

- Impact of development on the countryside
- Impact of development on nearby residential properties

Opportunities

- The responsible management of the countryside
- Creation of local jobs
- Provision of specialist tourism accommodation will divert second home buyers from purchasing existing local housing stock.
- Enhancements to existing landscape infrastructure
- Sustainability benefits of highly insulated cabins, sustainable drainage systems and potential for solar energy

11.0 Design Principles

- 11.1 The primary objective is to construct a development of holiday lodges, commensurate with the size of the site and its physical constraints, which will respect the character of the immediate surrounding area and wider countryside.

USE & AMOUNT

- 11.2 The proposed development seeks to create a small cluster of architecturally designed holiday lodges that provide accommodation for tourists and holiday makers visiting the area.
- 11.3 The intention is to construct 9 eco-friendly lodges with a mix of two and three bedroom units. These lodges can be purchased or rented by people looking to spend time in this rural setting.
- 11.4 All the units are for holiday purposes only. They shall not be occupied as a person's sole or main place of residence.
- 11.5 Occupancy levels will vary, depending on the number of holiday makers staying in each lodge and the number of units in use at any given time, but a theoretical maximum is in the order of 46 persons.

LAYOUT

- 11.6 The proposed siting of each of the holiday lodges is shown on the accompanying site layout plan. The units are located in a loose circular cluster north of the private access road, with extensive landscaping proposed between each lodge. A dense band of new tree and hedge planting will be located along the site's northern boundary, which will further enhance the screening of the site.
- 11.7 The layout is considered to make best use of the site, whilst at the same time respecting the physical constraints imposed on the site.

- 11.8 The separation distances between individual holiday lodges varies from 10 – 14 metres.

SCALE

- 11.9 The proposed lodges will be single storey only. Floor plans, elevations and sections of the proposed units are shown on the accompanying drawings. The 2 bedroom units will have a footprint of 12.3m x 6.3m and have a ridge height of 4.9m, whilst the 3 bedroom units have a footprint of 14.5m x 6.5m and have a ridge height of 5.0m. The overall height of the buildings has been kept as low as practically possible in order to keep any visual impact to a minimum.

APPEARANCE

- 11.10 The eco-lodges will resemble a traditional log cabin.
- 11.11 The new development has been designed to blend with the landscape and its setting. The walls will be clad with a natural timber finish (cedar) and the roofs covered with light weight roofing material e.g. Metrotile or Britmet. Windows will be double glazed aluminium (grey in colour) and doors will be timber framed with triple glazed panels. The choice of materials has been based on the need for both durability and sustainability.

LANDSCAPING

- 11.12 The landscaping of the site is vital to its success as a holiday destination. Changes to the existing physical landscape will be kept to a minimum.
- 11.13 As a rural retreat designed to provide a sense of peace and tranquillity, a strong planting scheme is to be incorporated. A mixture of tall trees to provide privacy and dense low level vegetation to soften the acoustic and visual context will be planted early on in the development. Planting comprising of native species will be established around each of the lodge units to screen each one from the neighbouring lodges.

Individual parking areas will be screened with hedging. Where required, hedging will also be established between the access track and other key areas.

- 11.14 The access track and parking areas will be constructed from locally sourced crushed limestone with a finish of fine granules and chippings. Grass margins will be maintained to the edges of the access track, as well as around the periphery of the site.

- 11.15 Landscaping details for the site are shown on the accompanying landscaping plan.

ACCESS

- 11.16 As described in preceding sections, the existing entrance to the site from the Moorfields Lane will be used for the vehicle and pedestrian access in and out of the site. No improvements to the junction are considered necessary. Visibility splays of 4.5m x 215m are achievable in both directions commensurate with a speed limit of 60 mph. The width of the tarmac private road varies between 4.5m – 5.5m.

- 11.17 The existing private road will be extended through the application site as appropriate. It will be constructed as detailed above to create a firm yet permeable route suitable for vehicles. The proposed holiday lodges will be accessible by vehicle, with parking provided in accordance with the relevant standards.

- 11.18 The route from the entrance through the site to the furthest extent has been design to allow emergency vehicles to reach all the key areas and buildings.

- 11.19 The proposed scheme will comply with Approved Document M (Access to and the Use of Buildings) of The Building Regulations 2000 as amended.

12.0 Planning Policy Considerations

12.1 The development plan for the area comprises of the policies of the Ryedale Plan Local Plan Strategy 2013. Additionally, the National Planning Policy Framework (NPPF) is an important material consideration in the determination of any applications.

Each of the relevant planning policies is considered below with a brief commentary on how the proposed schemes would comply with each.

12.2 *Policies of the Ryedale Plan Local Plan Strategy 2013:*

Policy SP8 Tourism
Requirements
The following types of tourist accommodation will be supported in the following locations: The wider open countryside: 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
Commentary
Holiday lodges fall within this definition and are therefore acceptable outside of defined settlement boundaries. The proposal is located near to an existing tourist attraction, Wombleton Caravan Park, and will help to provide needed tourist accommodation in the area. The development will provide both direct and indirect economic benefits to the wider area, as a result of spending on local goods and services by holiday makers and through the creation of employment opportunities during the construction phases, and also through the ongoing provision of services to the occupiers. The scheme is not considered to cause any significant detrimental harm to natural or community interests.

SP13 Landscapes
Requirements
Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities
Commentary
Care has been taken in the design, layout and landscaping proposals to avoid any significant impacts. The design of the single storey, timber clad lodges, screened by existing and proposed landscaping will not detract from the character of the area. Direct access to the site from Moorfields Lane already exists. Local services and infrastructure are readily available.

SP16 Design
Requirements
Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which: <ul style="list-style-type: none"> • Reinforce local distinctiveness • Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated • Protect amenity and promote well-being
Commentary
Based on the accompanying site layout, it is considered that the proposed development will not have any significant adverse impact on its surroundings. The holiday lodges are of a scale and design that relates well to a rural setting. Existing and proposed landscaping and tree belts will screen the site from public places. Separation distances between the proposed lodges and existing nearby dwellings, together with the single storey design of the lodges, is sufficient so not to cause demonstrable overlooking, overshadowing, or noise related issues. As such the residential amenity of neighbouring properties is preserved. The site relates well to the local highway and public transport networks, which are found in Wombleton Village.

SP20 Generic Development Management Issues
Requirements
Character: New development will respect the character and context of the immediate locality.
Design: The design of new development will follow the principles established in Policy SP16.
Access, Parking and Servicing: Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists
Commentary
It is considered that due to the detailed site layout, together with the existing and proposed extensive landscaping that the proposal respects the character of this open countryside location. The design, scale and appearance of the single storey, timber lodges will enable them to blend with the landscape and the immediate setting. Safe access and parking for the proposed 9 lodges is attainable, without undue detriment to other road users.

SP21 Occupancy Restrictions
Requirements
Time-Limited Occupation: New un-serviced holiday accommodation (holiday cottages, caravan parks (static and touring), log cabins and holiday chalets) will be subject to the following conditions:
<ul style="list-style-type: none"> The accommodation is occupied for holiday purposes only; and not as a person's sole, or main place of residence; and It shall be available for commercial holiday lets for at least 140 days a year and no let must exceed 31 days; and The owners/operators shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request
Commentary
The applicant is agreeable to such a condition being imposed.

12.3 *The National Planning Policy Framework (NPPF) is also a material consideration in planning decisions.*

Paragraph 14
Requirements
Indicates that development should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate that development should be restricted.
Commentary

Paragraph 17
Requirements
Overarching role of the planning system sets out 12 principles of planning including sustainable economic development, high quality design, and making fullest use of public transport, cycling and walking.
Commentary
The relevant principles have been taken into account in the preparation of this scheme.

Paragraph 19
Requirements
Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth.
Commentary
The proposed development is considered to be sustainable in terms of location and transport options, design and ability to enhance biodiversity, economic benefits to local economy and wider community benefits arising from the scheme.

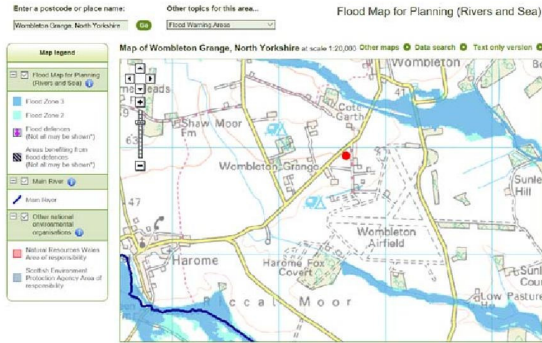
Paragraph 28
Requirements
Section 3 (paragraph 28) of the NPPF states that planning policies should support economic growth in rural areas, in order to create jobs and prosperity, by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas and communities provided that they 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.
Commentary

Paragraph 56
Requirements
Sets out the importance of good design and underlines how good design is indivisible from good planning and sustainable development.
Commentary
The design of the single storey holiday lodges and use of appropriate materials is consistent with the site's rural location and as such will not detract from the character of the area.

Paragraph 186 & 187
Requirements
In paragraphs 186 & 187 the Government encourages LPAs to be positive in decision taking to foster the delivery of sustainable development. They should seek to approve such applications where possible and look for solutions rather than problems. LPAs should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
Commentary

13.0 Flood Risk Assessment

- 13.1 The site is located in Flood Zone 1 and as it is less than 1ha in size as such no Flood Risk Statement will be submitted as part of the planning application, since the site is not considered to be at risk from fluvial flooding.



14.0 Foul Sewage & Utilities

- 14.1 A mains water supply currently runs through the site and can be extended into the application site during the construction phase to provide water to each of the holiday lodges.
- 14.2 Foul water will discharge into the existing sewer that runs along Common Lane. Following further investigation should this existing foul water sewer not be accessible for any reason a mini packaged sewage treatment plant system will be installed on the site to provide for foul water drainage.

- 14.3 Surface water will drain into soakaways. A water butt(s) will be provided to each holiday lodge to aid water conservation and reduce water consumption.
- 14.4 The overhead electricity transformer located on the southern section of the site will be used to supply the lodges.
- 14.5 All proposed drainage and utilities will be designed and installed to meet the latest Buildings Regulations.

15.0 Conclusion

- 15.1 In addition to the benefits discussed above, it is considered that this planning application for the siting of 9 holiday lodges is acceptable for the following reasons:

(1) The Promotion of Tourism

The provision of good quality tourist accommodation is a desirable objective and will foster and encourage tourism in this part of North Yorkshire.

(2) Assisting Local Businesses

A holiday scheme in this locality will inject much needed business into the local economy and bring additional trade to the shops and other businesses in and around local and wider area. This will be as a result of both direct spending on local goods and services by holiday makers, but also through the provision of goods and services by the owners of accommodation maintaining the properties; notwithstanding the expenditure incurred during the construction phase. All of which in turn may lead to the creation of jobs both directly and indirectly.

(3) Limited Visual Impact

The proposed holiday lodges are to be single storey in height and clad in timber. The development will be screened by both the existing and proposed peripheral tree planting to provide privacy and dense low level vegetation to soften the individual units. It is considered that the small scale nature of the proposal coupled with the screening proposed will not result in any detriment to the character of the local landscape or adjoining properties.

- 15.2 This planning application, together with the accompanying supporting documentation, sets out a comprehensive approach to the development of this site. An opportunity has been taken to provide a scheme which responds well to the site circumstances and suitably enhances the character and appearance of the surrounding area.
- 15.3 The development represents a design-led bespoke project, which deals sensitively in terms of its response to the constraints of the site. The approval of this application would accord with the policies of the development plan and with national planning policies.
- 15.4 Given all of the above it is considered that the proposed development will have no demonstrable harm to the amenity of any neighbouring occupiers or the wider surrounding area.

16.0 Conditions

- 16.1 Should this application be considered acceptable, then the applicant would be happy to discuss the wording of any planning conditions that the Local Planning authority may consider necessary, prior to the issuing of the decision notice or the consideration of the application at Planning Committee.
- 16.2 Notwithstanding the above, we feel that the following conditions are particularly relevant and should be imposed to control occupancy of these holiday homes.
1. the lodges shall be occupied for holiday purposes only;
 2. the lodges shall not be occupied as a person's sole, or main place of residence;
 3. no stay must exceed 31 days; and
 4. the operators of the lodges shall maintain an up-to date register of the names of all visiting occupiers of individual lodges on the site with their main home address and shall make this information available at all reasonable time to the local planning authority.
- 16.3 It is requested that no planning restrictions are placed on the length of the operating season.

Peter Webster BA (Hons) MRTPI

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