
Design, Access & Planning Statement

Change of use of former
aerodrome to allow the
siting of up to 60 timber
clad static holiday units

Land off Common Lane
Wombledon
York

on behalf of the
Gracemax Ltd

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1.0 Introduction

- 1.1 This Statement is submitted on behalf of Gracemax Ltd, owners of the land, in support of the planning application for the change of use to allow the siting of up to 60 timber clad static holiday units, manager's accommodation and office / reception.
- 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

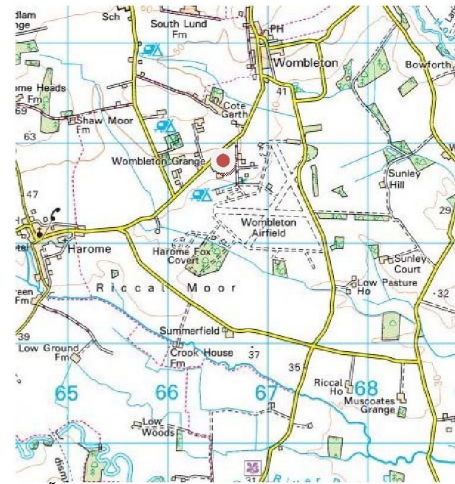
SITE CONTEXT AND ANALYSIS

2.0 The vision

- 2.1 The vision is to develop a high quality development of static holiday units to provide an ideal 'retreat' for those wishing to get away for a short or longer holiday break, in peaceful and attractive surroundings.
- 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's surroundings

- 3.1 The site is located 1.2km south of Wombledon village, 1.9km north-east of Harome village and is currently accessed by a private road leading from Common Lane, which runs through to Moorfields Lane. 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.



Extract showing Location of site

3.2 The application site lies immediately north-west of Wombleton 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 had an additional intensive tree belt planted around its entire periphery, which further screens the site. The site interior consists of two fields separated by a private concrete road, gated at either end and orientated east to west leading from Common Lane to Moorfields Lane.



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

4.2 The proposed area for development extends to circa 4.87ha.

4.3 The site was formerly part of the extensive WWII Royal Air Force Station Wombleton.

5.0 The Proposal

5.1 Planning permission is sought for the change of use of the land to allow the siting of up to 60 timber clad static, chassis based, holiday units of a contemporary design. The proposed holiday units are classed as caravans under the Caravan Act.

Holiday units:

5.2 Each holiday unit will be made available to rent or purchase, all of which will be restricted to holiday occupancy only - through the use of a planning condition - and will be rented out or occupied for a few days to a week at a time.

Soft Landscaping:

5.3 One of the key aims of this development is to create a wooded environment for the enjoyment of visitors and passers-by and generally, to enhance the quality of the site within the local landscape. Therefore, the whole site including the existing 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 Common 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. The existing entrance from Moorfields Lane will be sealed off and no longer used.

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 holiday units. 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 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 both the construction and ongoing operational phases, with local labour being required for all types of trades associated with the project. 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 units will help to divert second home buyers from purchasing existing local housing stock, thereby easing housing pressures for local residents.

8.0 Planning History

- 8.1 A section of the site has previously been granted planning permission for the siting of nine holiday lodges, under reference 17/00567/FUL approved on 3rd October 2017.

9.0 Evaluation

- 9.1 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 local residential properties within the area;
- Noise issues emanating from the adjoining grain store and grain dryer when operating.

Opportunities

- More efficient use of unused land;
- 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;
- Through the introduction of noise attenuation measures a meaningful reduction in noise levels from the adjoining grain dryer, for the benefit also of the wider area.

10.0 Design Principles

- 10.1 The primary objective is to provide a development of holiday units, 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

- 10.2 This application seeks approval for the proposed change of use of the land for the siting of timber clad static holiday units, which will provide accommodation for tourists and holiday makers visiting the area.
- 10.3 The intention is to site up to 60 holiday units on the land. The holiday units can be purchased or rented by people looking to spend time in this rural setting.
- 10.4 All of the units are for holiday purposes only. They shall not be occupied as a person's sole or main place of residence.
- 10.5 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.
- 10.6 The proposed site will be managed from a warden's accommodation unit, located in close proximity to an additional static unit that that will be used as a reception.

LAYOUT

- 10.7 The proposed siting of each of the holiday units is shown on the accompanying site layout plan. Parking spaces are all located in the immediate vicinity of each unit.
- 10.8 The layout is considered to make best use of the site, whilst at the same time respecting the physical constraints imposed on this rural site.

- 10.9 The separation distances between individual holiday units is approximately 7-8 metres.

SCALE

- 10.10 The proposed chassis based holiday homes will be single storey. Floor plans and elevations of the proposed units are shown on the accompanying drawings. The units will have a footprint of 13.7m x 6.1m and have a pitched roof, with a ridge height of 3.6m.

APPEARANCE

- 10.11 The general style of units proposed will be twin unit design with a dark pitched roof and brown timber style cladding. The gable end is predominantly glazed and each unit will have an area of decking on one or two sides depending upon its orientation.



LANDSCAPING

- 10.12 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 static units to screen each one from the neighbouring units.

- 10.13 Individual parking areas will be screened with trees / hedging. Where required, hedging will also be established between the access road and the holiday units.
- 10.14 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 road, as well as around the periphery of the site.

ACCESS

- 10.15 As described in preceding sections, access to the site will be via the existing entrance directly off Common Lane. Visibility splays in excess of 4.5m x 160m are achievable in both directions.
- 10.16 A new internal site road constructed of permeable gravel will lead both north and south from the central access road, leading to individual holiday units and their respective car parking spaces. Grass or natural stone paving access paths will be created from parking areas to the units.
- 10.17 To promote cycling there will be a number of bicycles available that occupiers will be able to hire to explore the local area whilst on holiday.
- 10.18 The proposed scheme will comply with Approved Document M (Access to and the Use of Buildings) of The Building Regulations 2000 as amended.

11.0 Planning Policy Considerations

11.1 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.

11.2 *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 units fall within this definition and are therefore acceptable outside of defined settlement boundaries. The proposal is located near to an existing tourist attraction, Wumbleton 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 units, screened by existing and proposed landscaping will not detract from the character of the area. Direct access to the site from Common Lane is achievable. Local services and infrastructure are 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 units 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 units, together with their single storey design, is sufficient so not to cause demonstrable overlooking, overshadowing, or noise related issues. As such the residential amenity of potential occupiers will be preserved. The site relates well to the local highway and public transport networks, which are found in Wumbleton and Harome villages.

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 holiday units will enable them to blend with the landscape and the immediate setting. Safe access and parking for the proposed holiday units 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.

11.3 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 units 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

12.0 Planning Obligations

- 12.1 The accompanying Noise Impact Assessment Report prepared by Blue Sky Acoustics (reference 164B/06/2018), concludes that without suitable acoustic noise mitigation works being undertaken, noise emanating from the fans within the adjacent grain dryer which operates for approximately 6 weeks of the year between the months of August and September, is likely to occur to cause a significant adverse impact on the residential amenity of occupiers of the holiday units during both night-time and daytime periods.
- 12.2 The Noise Impact Assessment Report provides for a noise mitigation solution in the form of a 2D acoustic silencer designed to position the fan outlet 0.5 m above ground level. A solid barrier 2 m in height and 5 m from the fan outlet has also been recommended. These measures would adequately reduce the noise impact on occupiers of the holiday units, both internally and externally, to meet both design limits and desirable design criteria. The noise reduction measures will also benefit the occupiers of properties in the wider area.
- 12.3 Although the grain store / dryer is held within a different ownership, the applicant has an agreement with the owner to undertake the internal modifications described in the Noise Assessment. In order to ensure that the proposed mitigation works are undertaken and in a timely manner, the applicant is submitting a Unilateral Undertaking as part of the application. The Unilateral Undertaking covenants that the noise reduction mitigation measures identified in the Noise Assessment will be implemented prior to the first occupation of any of the holiday units (including manager's unit).

13.0 Flood Risk Assessment

- 13.1 The site is located in Flood Zone 1, however as it is greater than 1ha in size a Flood Risk Statement is being submitted as part of the planning application.

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 units.
- 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.
- 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 Sustainability

- 15.1 The National Caravan Council Structural Thermal Rating Scheme (EN 1647) is designed to give purchasers of caravan holiday homes an indication of the likely thermal efficiency of the homes that they are considering. The scheme takes into consideration the insulation qualities of the fabric of the home and the amount of energy required to heat air passing through the home. A score of between 1 and 10 is awarded to each home based upon its thermal rating. The units proposed for the development have been awarded a score of 8.4.
- 15.2 The holiday homes proposed will also be built to residential specification BS 3632 (2015). The NCC Energy Efficiency Rating Scheme is designed to give purchasers of Residential Park Homes an indication of the likely energy consumption and Carbon Dioxide (CO₂) emissions of the homes they are considering. The scheme takes into consideration the insulation qualities of the fabric of the home, the amount of energy required to heat the air passing through the home and the efficiency of the central heating and water heating equipment, as well as the energy consumed by the fixed lighting equipment. Units built to BS 3632 (2015) are more suitable for year round living, including safety, acoustic and thermal insulation, gas central heating, thermal performance double glazing and enhanced ventilation.
- 15.3 Energy efficient products and appliances will be used within the units.
- 15.4 In order to aid the storage and collection of household waste a recyclable waste bin storage area will be provided.

16.0 Conclusion

16.1 In addition to the benefits discussed within this report, it is considered that this planning application for the siting of holiday units is acceptable for the following reasons:

(1) The Promotion of Tourism

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

(2) Limited Visual Impact

The proposed holiday units are single storey in height and clad in an appropriate coloured material. The development will be screened by new planting to provide privacy and also dense low level vegetation to soften the individual units.

(3) Location of tourism development

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 the 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.

16.2 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, suitably enhances the character and appearance of the surrounding area and overcomes identified noise related issues.

16.3 The application accords with the policies of the development plan and with national planning policies.

16.4 Given all of the above it is considered that the proposed development will have no demonstrable harm to the character of the local or the wider surrounding area. The development will also provide for an identified but un-catered for visitor need.

17.0 Conditions

- 17.1 Should this application be considered acceptable, then the applicants 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.
- 17.2 Notwithstanding the above, we feel that the following conditions are particularly relevant and should be imposed to control occupancy of these holiday homes.
- i) The accommodation is occupied for holiday purposes only and shall not be occupied as any person's sole or main residence;
 - ii) The owner /operator of the site shall maintain an up-to-date register of lettings / occupation, including the names of all owners/occupiers, their home addresses and showing arrival and departure dates; and
 - iii) The owner / operator shall be prepared to make the register available at all reasonable times to the Local Planning Authority.
- 17.3 It is requested that no planning restrictions are placed on the length of the operating season.

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