

EDWARDSON ASSOCIATES

Planning & Diversification Consultants

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Ryedale District Council
Ryedale House
Old Malton Road
Malton
YO17 7HH

Our Ref: KNO.L 2021.03

17 January 2022

Dear Mrs Balmer

PLANNING AND DESIGN AND ACCESS STATEMENT

Proposal: Full Planning Application for 1) The retention of refuse collection areas 2) Position of bio treatment plant, 3) Caravan materials, and 4) Addition of decking to caravans at Malton Grange Country Park, Amotherby Lane, Amotherby, Malton, North Yorkshire, YO17 6UP

1.0 Introduction, Site Location and The Proposals

- 1.1 Please regard this letter as comprising a supporting Planning and Design and Access Statement in connection with the above full planning proposals.
- 1.2 The application seeks full planning permission for the regularisation of 1), 2), 3) and 4) (above) at Malton Grange Country Park. The proposals are a consequence of pre application discussions with Rachael Balmer on 8th September and 21st October 2021, Senior Planning Officer at Ryedale District Council Planning Department. A site meeting with Matthew Stubbings (Ryedale trees and Landscape Officer of Ryedale District) and Martin Macbeth (Ryedale Enforcement), and this practice also occurred on 29th September 2021.
- 1.3 Malton Grange Country Park is a well-established holiday caravan park with consent for 57no. cabin style caravans. The majority of these consented bases and units have been installed and are in place. The park is located in the open countryside approximately 1km north of Amotherby village and 5km north west of the centre of Malton.
- 1.4 This application is supported by the following plans: -
- Drawing 001 Location Plan.
 - Drawing 002 Site Plan as Existing.
 - Drawing 101 Site Plan as Proposed
 - Ecological Appraisal by Forestry and Ecology (Updated December 2021)

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2.0 Proposals

- 2.1 This full application seeks to regularise a number of operational developments that have already taken place, namely the construction of some bin stores, a varied location for the underground foul water package treatment plant, the proposed materials for the caravans and the addition of decks to the caravans. The underground foul package treatment tank and the bin stores are considered to be relatively modest and innocuous changes to the approved scheme and should have little or no perceived impact.
- 2.2 With respect to the caravans, these were originally approved as timber clad. This material has proved to be a problem with respect to weathering, deterioration and health and safety. Several caravans have deteriorated in condition and appearance. Many competing caravan sites are now able to opt for caravans constructed of more robust materials, namely Canexel and Artefoam. The site operator would like the option to use caravans constructed of these alternative materials, including for the addition of the proposed decks. This will improve the condition and appearance of the caravans and decks and also improve site safety for customers. The site is well screened from view from public vantage points, therefore we are confident that the addition of the proposed decks (which are a common feature of holiday caravan sites), and the option to use the proposed alternative materials would not give rise to harmful impacts on landscape character and visual amenity. We have provided details of the proposed colour palette for the Canexel and Artefoam and hope officers agree that these are appropriate for the site setting.

3.0 Biodiversity

- 3.1 Following discussions with officers we have instructed our consultant ecologist to undertake a resurvey of the site. We attach their report. The ecologist has confirmed that ecological interest and impacts have not materially altered since the original survey was carried out.

4.0 Conclusion

- 4.1 The proposals comprise the regularisation of some amendments to the existing, established holiday park. The proposals are considered to be compliant with both national and adopted Development Plan policy and will not result in harm to any interests of acknowledged importance. The proposals are compatible with the site and surroundings, can be safely accessed, will not have any harmful residential amenity or landscape effects and will make a positive contribution to the rural economy of the district.
- 4.2 It is considered that the application proposals accord with both national and adopted Local Plan policies, are sustainable and there are no identified harms which would significantly and demonstrably outweigh the sustainability benefits that the applications proposals can deliver.

- 4.3 It is hoped that officers will support this proposal. Please do not hesitate to get in touch should you require any additional information or clarification on any matters.

Yours sincerely

Edwardson Associates Ltd.

