



DESIGN & ACCESS STATEMENT

Change of use of land for siting of three glamping pods, car parking and BBQ / external seating area

Conversion of former stables to office / reception and stores building

Existing storage container to be retained

Provision of 'wild' swimming pool

Prepared for Jessica Bargh by Benson Planning Studio



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INTRODUCTION & CLIENT INFORMATION

Benson Planning Studio has prepared this document for Jessica Bargh as supporting documentation to the planning application for a new glamping development on land at Land at OS Field No 2000, Flatts Lane, Wombleton.

The following sections of this statement will:

- Provide a description of the character of the site and surroundings
- Outline the development proposals
- Consider any relevant planning history and decision precedents
- Review the relevant local planning policies and national planning guidance
- Identify and evaluate the main planning considerations

- DCLG 'Guidance on Information Requirements and Validation (March 2010)
- 'Design & Access Statements – How to write, read and use them' (CABE 2006);
- Secretary of State Appeal decisions on the role of a Design & Access Statement

- The statement seeks to explain the design principles for the development, based upon an understanding of what is appropriate for the site, determined through an analysis of the surrounding context.
- These principles are based upon good practice as set out in national planning and urban design guidance.

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

This statement has been prepared under the requirements of the Town & Country (General Development Procedures) (Amendment) (England) Order 2006. The structure and content has been informed by:

- The Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2010

The document has the following functions and purpose:

- To identify the existing context of the site
- To provide a description of the key issues, constraints and opportunities afforded by the site, and the evaluation that has informed and led to the proposed form of development
- To identify the key development principles and framework which has informed the design of the scheme
- To provide appropriate information on the development in terms of layout, scale, amount, landscaping, appearance and access

The ethos of the design is to:

- Create a sustainable development that supports the existing community and respects the positive features of the site and surrounding area
- Create a legible and attractive place with a sense of identity appropriate to the area
- Create a high quality environment
- Provide a well planned layout and the creation of pleasant spaces

The wider area is a developed tourist destination which offers a wide array of activities, sights and events and such a development would add to the level of accommodation provided which would encourage visitors to stay in the locality which would have economic benefits.

The glamping pods and office would be sited on land on a field on the northern side of Flatts Lane which would form a cohesive arrangement within the site without over developing it.

The materials used on the exterior of the structures would ensure that they do not represent an incongruous addition within this rural setting but features that would blend and assimilate with the surrounding natural environment.

The Ryedale area, as a tourist destination, offers a wide array of activities, sights and events and such a development would add to the level of accommodation provided which would encourage visitors to stay in the locality which would have wider economic benefits.

The proposal would also allow the owners of the land to allow an element of rural diversification and the Council should support such efforts to look at ways of being more economically sustainable. The site in its current form is used as a paddock. It is considered, that for a number of reasons, the location of this site it would be suitable for redevelopment associated with tourism and leisure.

With any development, within or outside Development Limits, it is important that Local and Regional Planning Policy along with National Planning Guidance is adhered to because developments which are deemed contrary to the relevant Policies will result in a refusal of this proposal.

Planning Applications are to be determined in accordance with the policies in the Development Plan which comprises The Ryedale Local Plan Strategy.

SITE DESCRIPTION

The area of land identified for development is a paddock located on the northern side of Flatts Lane, on the eastern edge of Wombleton. The land predominantly covered in grass and used for grazing but there is a stable block and ancillary buildings in the south east corner.

A small area of woodland is on the western boundary which divides another parcel of land to the west. The other boundaries of the site are enclosed by mature hedgerow and small trees.

Vehicle access is in place and on the southern boundary of the site.
To the east is a paddock and to the north arable land.

The site is, in planning terms, located within the open countryside and located approximately 90m to the east of the development limits of Wombleton.

Site Location Plans



APPLICATION SITE



□ APPLICATION SITE

Site Photos



APPLICATION SITE



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6

PLANNING HISTORY

Pre Application Response			
Reference	Officer	Proposal	Date
21/00819/PREAPP	Niamh Bonner	Change of use of land for siting of three glamping pods, car parking and amenity area Conversion of former stables to office / reception and stores building Existing storage container to be retained Proposed woodland planting scheme on the northern part of site	23rd August 2021
Planning Applications			
Reference	Officer	Proposal	Decision
98/00752/FUL		Erection of gate piers and gates, an ornamental wishing well with planting areas and 3 lamp posts (Retrospective Application)	Approved
04/00507/FUL		Erection of stable building comprising six individual stables and tack room	Refused
08/000912/FUL		Change of use of agricultural land for the siting of 12 timber holiday chalets with alteration to existing vehicular access, formation of internal access roads and landscaping	Withdrawn

PRE APPLICATION ENQUIRY ANALYSIS

While the pre application response from the Council was broadly supportive of the proposal to redevelop the site into a small scale glamping site, a number of matters were raised which need a discussion and assessment.

Feedback from the Council

Response

'It is considered that the proposed location of the 3 pod units appears somewhat isolated and open in the middle of the field. Despite the landscaping to the north these may be visible via the 50m gap to the western boundary of the site and particularly from the public right of way which would cross three of the wood chipped paths. Additionally, the red line of the application is particularly large for the development which in my opinion should be significantly reduced.'

The position of the pods is deliberate as the topography of the site slopes from the rear of the site down to the road. Positioning the pods in this location allows for guests to take advantage of the south facing views over the countryside.
With regard to the red line boundary, this needs to remain the same as there are new features within the planning application that did not form part of the pre application submission.

The PROW, despite being identified as 'official' on the map, does not allow access through site because of the location of a building in the field to the east. To the knowledge of the applicant, the field is never used by walkers.

'In my view, you may wish to take advantage of the existing mature coppice to the western boundary of the site and locate the pods anchored against this or against the southern field boundary. This could then negate the need for the application site to stretch so far northwards and this could prevent the application site extending over the public right of way. This could also allow the remainder of the field to remain agricultural which could allow for the continuation of grazing',

Given that the final proposal has changed in terms of the provision of a wild swimming pool, external seating area and meadow it is important relating to the ethos of the whole development that the pods remain where they are. In time, the new woodland and landscaping around the pods will give the same level of screening that what would be provided if they were located adjacent to the existing coppice.
There is no desire to have some of the field as grazing due to the potential for negative implications between the two integrated land uses.

PROPOSAL

Proposal

The land owner is seeking to change the use of the land from a paddock to a modest glamping development comprising three units which are shown on the attached plans. Given the strategically important location of the site, its relationship with the surrounding rural setting, highway arrangements, access and long term viability of the redevelopment of the site are all aspects that have been taken into consideration with this proposal.

Following an assessment of the land with its owner, it was determined that no more than 3 glamping pods would be appropriate although it is evident that many more can be adequately located on the site identified.

The land owner confirmed the design, style and size of a specific glamping pods which would be located on the northern aspect of the site and is considered that the external materials used on each of the pods would allow for the site to integrate positively to its surroundings. Given that the site is relatively 'open' and including the clients aspirations for a sustainable development, significant planting will take place on the northern boundary of the site and additional trees / hedgerow would be planted around the proposed structures.

While it is accepted that these will take time to mature and establish, in time the glamping pods will be well screened from the public domain and the extensive planting scheme will have wide ranging environmental benefits.

As part of the proposal, the existing stable block would be replaced with an office / reception / storage building plus an existing container will also be retained for storage of on site equipment etc. Although the pre application response did state that this should be removed, it is considered that due to the length of time it is has been present on the land, it is likely to be lawful in its current location. Painting the structure dark green would allow it to assimilate into the context of the site and surroundings.

Glamping Pods and Tourism Sector

The main focus of this Statement is to provide the Council with the necessary information and justification of utilising the land identified for the siting of 3 glamping pods.

The owner of the land is looking at ways of diversification which is currently used as a private paddock.

Tourism is a major UK industry. The camping and caravanning market which includes holiday parks including glamping, luxury lodges and static caravans is valued at £3.06 billion per annum, approximately 14% of the British tourism economy and static caravan holidays account for approximately 44% of UK camping and caravanning trips and 50% of total spend. The market is highly fragmented with the majority of the UK's 4,800 holiday parks owned by private individuals, providing an estimated 597,000 pitches. The top 5 operators own together less than 4% of all parks, which is circa 9% of all pitches.

The holiday sector of the market has demonstrated sustained growth over many years resulting from:

- Rises in personal disposable income
- Positive consumer demand for this type of holiday
- Increases in the popularity of short break and second home ownership

- Extension of the domestic holiday season, which an increasing proportion of breaks taken in the off peak season and Christmas/New Year period
- Improvements in the quality of park facilities
- Improvements in accommodation

The key holiday season in the UK revolves around the primary festive seasons and school holidays (Easter, Christmas, Bank Holidays and the summer). Over the past few years there has been a noticeable shift in the number of domestic holidays taken in the traditional off peak season, or 'shoulder' seasons. Such behavioural shifts provide significant benefits to local businesses and their ability to trade all year round, leading to an increased in the demand for full time employment.

There has been a continuing improvement in the quality of accommodation, facilities and services. These improvements have served as a catalyst for the growth of this market. The trend is set to continue, as manufacturers continue to upgrade the quality and range of accommodation, recognising the increased sophistication and wealth of owners. The simultaneous improvement in facilities in conjunction with the return of this type of holiday as being 'fashionable' has broadened the appeal of the sector and expanded the target customer demographic.

The range of tourism based documentation illustrates the importance of tourism to the local economy. Despite the numerous documents, all promote similar themes:

- **Sustainable growth of the visitor economy**
- **Improve quality of the tourism product, including accommodation**
- **Development business skills of the tourism workforce**
- **Improve the quality of industry data and market intelligence**
- **Improve visitor information services**
- **Improve rural and cultural tourism**
- **Increase the number of award winning assets and**
- **Extend the tourism economy to incorporate and benefit a local food network**

Many visitors to the area are engaged by the following activities;

- **Historical and Heritage sites**
- **Museums and Galleries**
- **Parks and Gardens**
- **Outdoor Pursuits**
- **Arts and Culture**
- **Landmarks and Viewpoints**

Evidence taken from other sites which offer this feature suggest that many of the customers repeatedly visit the site many times throughout the years. In terms of need, there is strong evidence that such a scheme would be popular because of the strategic location of the development in relation to Scarborough, other East Coast resorts, North Yorkshire Moors and the Yorkshire Wolds. The site is located in a rural location but there is a good highway infrastructure within the locality and it would not be expected that customers would visit a site such as this by any other means than private car given but bus services to frequent Wombleton from larger conurbations in the area which confirms the sustainability credentials of the site. Considering the suitability of any form of development has to take into account many aspects which include design, materials and surrounding land use. In this instance, we determined that the main focus of this site should be on utilising the land for the most sensible and suitable form of development which was deemed to be glamping pods but providing no more than a three structures is considered appropriate and would allow for the owner to develop the business in the future and while it is evident that the size of the site could accommodate more than the said amount, it is more appropriate to build the business slowly and also allow the associated infrastructure to establish itself.

Such sites are common forms of development in rural areas and are not the form of development you would expect in urban or urban fringes. In this instance, the owners would like future guests to enjoy the stunning views from the site to the south which is why the pods are sited in such a location.

Based on the contextual analysis a number of design aims have been established for the site.

- Aim 1** To provided accommodation on the site to a design and standard which provide the level of accommodation required, which complies with good design principles, modern standards and are energy efficient
- Aim 2** To ensure that the new unit respects the general form and character of the area
- Aim 3** To ensure that the site is well landscaped and to promote the principles of biodiversity
- Aim 4** To ensure that the access to the site complies with the standards of the Local Council

Tourism – Local Level

Tourism contributes at least £378 million to the Ryedale economy each year supporting 9,000 jobs, 39% of the population (Ryedale Tourism Impact Report 2019). The tourism industry therefore plays a vital role in supporting livelihoods and facilitating economic development and inward investment, which are essential to making the area an attractive place in which to live, work and play – as well as visit. The visitor economy is not only important in Ryedale but it is also now recognised as a key mechanism for economic development and regeneration across the UK.

Ryedale - Destination Development Plan (February 2020)

The following figures are key regarding visitor spend:

Provision of Outdoor Amenity Space

- 5.59 million trips were undertaken to Ryedale. Of these, 5.2 million were day trips, and 0.39 million were overnight visits.
- Accommodation occupancy levels were quite low: 51%.
- £134 million was spent by overnight visitors.
- Taking account of the multiplier effect, £318.4 million was spent in the local area.

A key priority for this Plan is to increase the value of tourism in Ryedale. This will be achieved by increasing the proportion of staying visitors, improving year-round occupancy levels in existing Ryedale accommodation.

More staying visitors will have benefits for all visitor-facing businesses and increase spend through more attraction visits, activities undertaken, and spend on food, drink, shopping and other leisure activities.

The economic impact of an increase in overnight visitors would be considerable. It is reasonable to set a target of a 5% increase in the value of overnight visitors over the next three years. This would generate around £6.7 million additional revenue. VisitBritain estimates that for additional revenue of £56,000 an additional job is created. On the basis of an increase of £6.7 million, 124 new jobs would be created. The relatively modest target of a 5% increase in the value of staying visitors takes account of the fact that it can take several years to change perceptions and visit habits within an area.

The provision of private outdoor amenity space will be located adjacent to and in front of the proposed pod which will provide a pleasant environment for guests to enjoy the rural setting and the views surrounding the site. It is intended that there would be limited paraphernalia outside each pod which would limit any visual intrusion in the wider landscape.

Access

With many new developments, access arrangements on and off the site can be a major issue to overcome but this site already has an established access and egress (to be upgraded) onto the main highway network. It is considered that the low intensity of the proposed development would not cause any implications to the wider road network or harm the amenity of those close to the entrance of the site. There are no specific policies in the Local Plan Strategy which give guidance on appropriate design approaches to ensuring that the holiday accommodation is accessible to persons with a disability. The 'National Accessible Scheme' provides guidance to the tourism industry on the general considerations and approaches to be adopted in order that facilities comply with the Disability Discrimination Act.

The planning issues which are addressed in the application are:

- Approaches to and around the site
- Car parking
- Entering the accommodation
- Internal arrangements
- Use of surfacing materials

The layout of the site would extremely simple with all users having direct level access from their vehicles. As the site is relatively flat, there are no significant gradients which will result in occupants with mobility problems encountering particular difficulties.

Provision of Car Parking / Cycle Parking

Car parking spaces will be provided in a designated parking area with 8 spaces provided on a permeable surface. Cycle parking will be provided adjacent to the pods which ensures that the site is accessible by means other than car.

Amount and Layout

Given the location of the development, it is important not to over develop the site and it is considered that, while more structures can be installed within the site, the provision of 3 pods provides a good sense of general amenity, adequate car parking and a sense of openness within the site. The ethos behind the project is to provide a quality development rather than a high density scheme which could provide negative implications on the site and wider area.

Management of the Site

Customers would liaise directly with the owner of the site and keys can be exchanged in the office building or can be collected via a key safe adjacent to the pod.

Planting

Although this proposal seeks consent to change the use of the land for a tourism based development, the efforts of the owner to provide significant planting should not go unnoticed. While the provision of significant landscaping will provide visual and ecological benefits in terms of the impact of the development on the surrounding area and privacy for future guests, there are wider environmental benefits as well.

Benefits of trees

- Trees give off oxygen that we need to breathe
- Trees reduce the amount of water runoff,
- Many species of wildlife depend on trees for habitat.
- Trees provide food, protection and homes for many birds and mammals.

Office Building / Storage Container

A new timber framed building will replace the existing stable block with the appearance and materials assimilating with ease. The new office / reception building would include a toilet, kitchen and store for bedding, cleaning products etc. This can be said of the existing container (to be painted dark green) which will be used for the storage of larger equipment.

Lighting

The pre application response stated that 'consideration should also be given to any lighting that would be required as part of the application. In this dark sky location, lighting should be minimal, carefully positioned and incorporate low levels of luminosity.'

Low level solar lighting would be installed along the footways only with light emissions from the pods and ancillary buildings would be minimal.

LOCAL PLAN POLICIES

Ryedale Plan- Local Plan Strategy

Policy	Heading	Key Criteria
Policy SP1	General Location of Development and Settlement Hierarchy	Identifying suitable locations for development
Policy SP8	Tourism	This policy supports the provision of a range of tourism accommodation across the District
Policy SP13	Landscapes	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
Policy SP14	Biodiversity	Conserve or enhance biodiversity through protection and implementation
Policy SP15	Green Infrastructure Networks	Protecting, enhancing, creating and connecting of networks
Policy SP16	Design	Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings
Policy SP17	Managing Air Quality, Land and Water Resources	Assessment of Flood Risk and Drainage
Policy SP19	Presumption in Favour of Sustainable Development	Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise
Policy SP20	Generic Development Management Issues	Blanket range of material planning considerations such as residential amenity, access, parking and impact on locality
Policy SP21	Occupancy Restrictions	Restricting the occupancy of holiday accommodation helps to ensure that permanent residential use can be restricted

Policy SP8 – Tourism

Policy SP8 supports the provision of tourism accommodation and the Yorkshire Wolds area is identified as an area that requires greater such tourism accommodation. The Policy 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'. While there would be some short term visual impact, the land owners testament to a sustainable environment with a high level of planting within the site would provide more than adequate screening from the public domain. It is considered that the owners approach of commencing with a development that is modest in terms of its intensity is considered the most sensible way to approach this proposal and would ensure that the site would not be over developed. There is already an existing access and egress arrangement provided but it is not expected that the proposal would result in a significant increase in vehicle movements or create implications which would harm the traffic flow in the locality.

Tourism is an important part of the regions economy. The term 'tourism development' describes the development of tourism attractions and facilities, and the provision of accommodation (self catering and serviced) for both leisure and business visits. A range of different types of accommodation are used for tourism purposes, including serviced, self catering, camping and touring caravan provision. The Tourism Accommodation Study found that accommodation used by 'tourists' has a stronger impact on the visitor economy than accommodation owned by repeat visitors, as tourists are more likely to visit attractions and

places of interest, and to spend money in shops and on entertainment. It is evident that this project would provide continued growth in the tourism sector within the region and would provide customers with the potential for an alternative form of accommodation in a beautiful natural environment. The Council have been very supportive of such growth and it is hoped that the Council would continue to provide such support for this aspect of the owners business. The site is located within the sequentially preferable Flood Zone 1 and it is not considered that the proposal would lead to an increase in flooding elsewhere within the locality.

Policy SP13 - Landscapes

One of the fundamental aspects of any future planning application will be to determine how any development would affect the Yorkshire Wolds Area of High Landscape Value. The style, form and visual prominence of the development would be consistent with the main policy objectives. However, the chosen site will allow for the proposed natural screening to establish and the external materials for this proposal would allow for assimilation with the natural forms. This is acknowledged in the pre application response which states 'the level of proposed new woodland planting to the northern boundary is considered to represent an investment in the overall site, which would enhance it ecologically and in landscaping terms.'

Policy SP14 - Biodiversity

In the pre application response NYCC Ecologist stated that ‘timber stables like this are sometimes used by Brown Long-eared bats. On balance, it would be advisable for the applicant to commission a bat/Barn Owl/breeding bird scoping assessment by a licensed bat surveyor. If they assess the buildings as having negligible potential, nothing further would need to be done. If the surveyor finds evidence of bats or concludes that there is greater potential for roosting bats to be present, they may recommend an emergence survey. As the bat survey season is drawing to a close, we would recommend undertaking an assessment as soon as possible. While a scoping check can be carried out at any time of year, if activity surveys are needed these can only be undertaken between May and September.’

In view of these comments, we have commissioned the appropriate Report which accompanies this planning application.

Unlike many such developments which are solely based on seeking volume of structures on the site, the ethos to this project has been much more different with the built forms having equal importance alongside the ecological impacts. The applicant has taken the unusual but proactive steps to dedicate a large proportion of the application site to new planting especially the northern part of the land. Additional landscaping would be provided on the western boundary and directly around the pods. The southern area of the site would have an area of meadow which attract a multitude of wildlife, and support flora and fauna that could not thrive in other habitats. They are ecologically important as they provide areas for animal courtship displays, nesting, food gathering, pollinating insects and sometimes sheltering. Wildflowers are beneficial during the winter also because food is scarce in the countryside, so wildflower seeds become an important food source for birds and small mammals.

Policy SP16 - Design

This Policy states 'development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which reinforce local distinctiveness.'

The pre application response states 'solely in design terms, it is considered that the pods themselves, should they be placed in an acceptable location are modestly scaled and of an appropriate form and design. Their landscaping is imperative to ensure they successfully assimilate into the landscape and do not appear incongruous.' As previously discussed the, pods are located 'within' the site as it would allow for future guests to take advantage of the south facing views which is an important part of the wider objectives associated with this project. Pods such as these identified are now common place in rural areas and the materials, scale and design of the structures has developed which allows them to blend with the natural setting with ease. In time, they will be even more discreet when the planting establishes itself.

Assessing the other proposed structures, the existing stable block would be demolished to facilitate a proposed office building which would be clad in timber which aligns with the materials of pods. The condition and appearance of the existing stable block is not good and the conversion and redevelopment of this building is seen as too costly and a bespoke new building is seen as appropriate. The building would only be modest in scale and provides a functional but necessary use. Although the Council have reservations about the retention of the shipping container, it has been present for many years and no complaints have been made to the Council about its siting. The retention of this structure is important as it would allow the applicant to store machinery required to maintain the land. However, it is located in a discreet location adjacent to the existing stables and it would remain adjacent to the new office building but painted a dark green which allows it to accord with the general characteristics of the site.

Policy SP20 - Generic Development Management Issues

Key Conclusions

This Policy sets out the general material considerations that every application will be considered against. As discussed, the proposal will full respect the form, character and appearance of the host site and the immediate landscape.

Policy SP21 – Occupancy Restrictions

It is accepted that a Condition restricting the use of the pods to holiday / tourism occupancy only and this is accepted given that this is a leisure development.

1. Well designed development
2. Appropriate in relation to context and type of site
3. Good access to local highway network
4. Significant landscaping and tree planting
5. Ecological benefits throughout
6. Sensitive layout relating visual importance
7. No harm to residential amenity
8. Increased visitor spend
9. Job creation
10. No flood risk implications

NPPF

Planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The principal material consideration in this case is national planning policy and guidance in the shape of the NPPF and Planning Practice Guidance (PPG). Indeed, the NPPF itself is clear in Paragraph 2 that it is a material consideration when making planning decisions.

The central theme running through the NPPF is the presumption in favour of sustainable development (Paragraph 1) and for planning applications this effectively means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The main purpose of the NPPF is to support sustainable development, which the document defines as having three dimensions:

An Economic Role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements; including the provision of infrastructure;

- It is evident that the proposal at this site would ensure that there would be a definite positive aspect to the rural economy by virtue of jobs in construction of the development and the growth of the local economy in the surrounding area with the benefits of tourists.
- The proposal would also allow for a rural diversification scheme which allows the owners to utilise their own available land for a suitable rural based activity such as this.

A Social Role – supporting strong, vibrant and healthy communities and by creating a high quality built environment, with accessible local services that reflect community's needs and support its health, social and cultural well-being; and

- There is no doubt that the development will provide a high quality feature within the landscape that will support the local community and provide a boost to the facilities within the surrounding area.

An Environmental Role – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- The development will be designed in a sensitive manner with features, materials and layout that all accord with the rural location of this site but at the same time preserving the intrinsic fabric of the site and high value landscape area.
 - Significant investment in landscaping provision throughout the site
- Paragraph 38** states local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’

Paragraph 39 states ‘early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre application discussion enables better coordination between public and private resources and improved outcomes for the community.’

Paragraph 80 recognises the Government’s commitment to ensuring that the planning system does everything it can to support sustainable economic growth.

Paragraph 81 states ‘planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

- Paragraph 84** states ‘planning policies and decisions should enable:
- a. the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings
 - b. the development and diversification of agricultural and other land-based rural businesses
 - c. sustainable rural tourism and leisure developments which respect the character of the countryside’

Paragraph 85 states ‘planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.’

Paragraph 100 states ‘planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.’

Paragraph 110 states in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that

- a. appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location
- b. safe and suitable access to the site can be achieved for all users
- c. any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree

Paragraph 111 states ‘development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’

Paragraph 126 states ‘the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.’

Paragraph 110 states in assessing sites that may be allocated for sympathetic to local character and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’

Paragraph 134 and 135 state ‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).’

Paragraph 159 states inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.’

Paragraph 170 states that planning decisions should contribute and enhance the natural and local environment through means such as protecting and enhancing valued landscapes, recognising the intrinsic value of the countryside and minimising impacts on and providing net gains for biodiversity.

Paragraph 130 Part A, B, C and F state ‘planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are

ACCESS

Vehicle

The existing access arrangement provides excellent visibility when entering and leaving the site in a safe manner that does not disrupt traffic flow or harm highway safety in the immediate locality. It is acknowledged that the access arrangement will need to be upgraded



APPLICATION SITE ← ACCESS

Public Right of Way

The map below shows the PROW dissecting the site and the following image shows the route in reality. It is unclear why this is a designated PROW given that it goes through an outbuilding in the adjacent field and through domestic rear gardens which are built up. This PROW fails to have a function and is clearly no longer used.



□ APPLICATION SITE — PUBLIC RIGHT OF WAY
ACCES S

Public Transport / Sustainable Access

Paragraph 85 of the Framework states that policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to ‘be found adjacent to or beyond existing settlement, and in locations that are not well served by public transport’.

The application site is served by a semi regular bus service that also links to two mainline rail stations (Scarborough and Seamer) which confirms that the site is accessible by other means than car.

Service	Route	Stops	Frequency
28	Scarborough Train Station – Pickering – Kirkbymoorside – Wombleton – Helmsley	16	Mon - Fri 3 services
128	Scarborough Train Station – Pickering – Kirkbymoorside – Wombleton – Helmsley	22	Mon - Fri 2 services

Bus Stops



APPLICATION SITE **BUS STOPS**

RESIDENTIAL AMENITY

With any new development, if in close proximity to existing residents, it is important that their amenity is not significantly harmed in any way.

Given the distance from other properties in the locality, general relationships and presence of intervening structures it is not considered that the proposed redevelopment of this site would harm residential amenity by virtue of over dominance, overlooking, loss of privacy, enclosure or loss of daylight or sunlight.

It is not considered that the nature of the proposed use within the site would harm residential amenity to those living to the closest to the site by virtue of increased noise and disturbance.

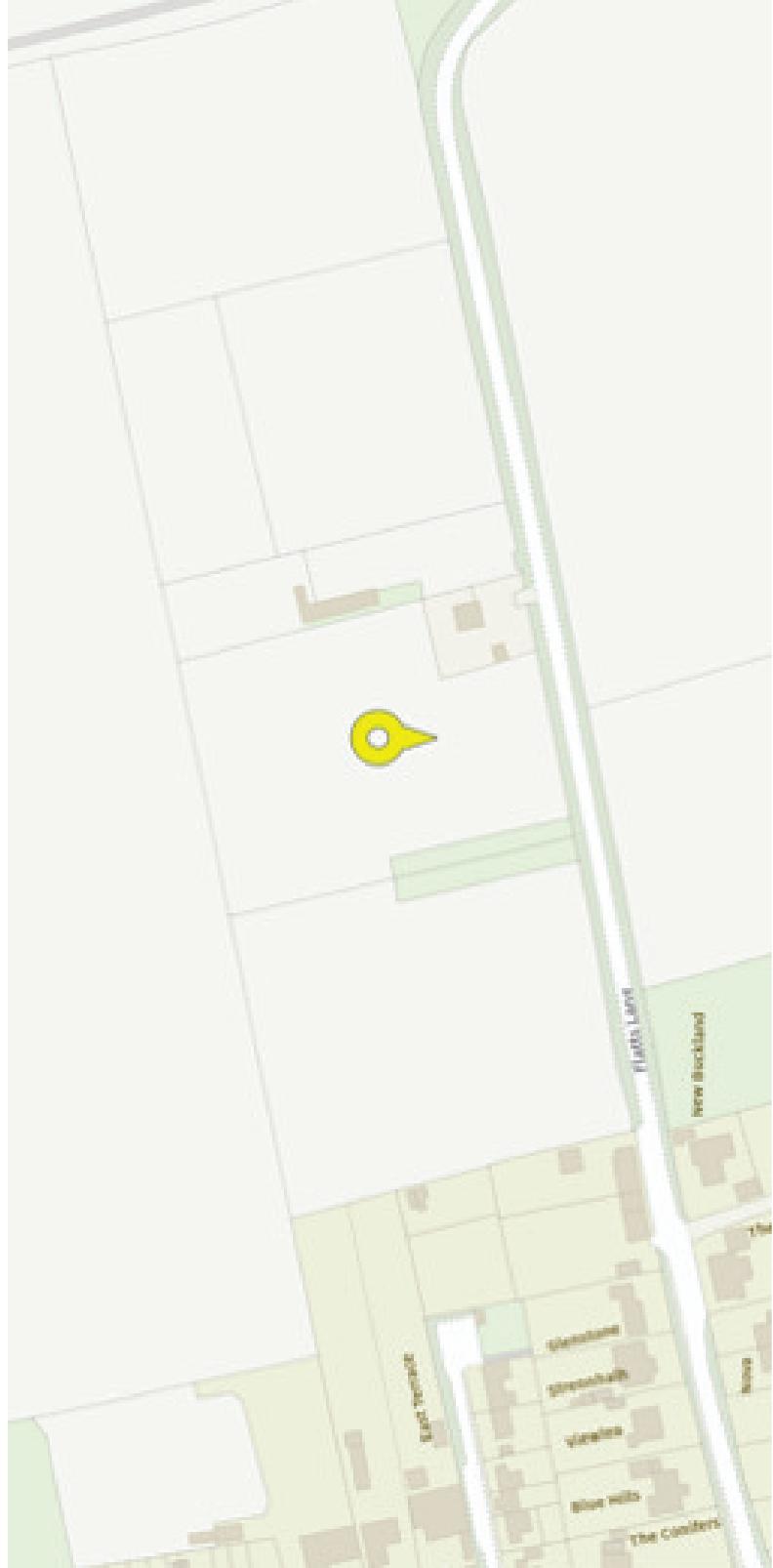


□ APPLICATION SITE

FLOODING

The NPPF and Local Plan Policy SP17 seek to ensure that environmental hazards, such as flood risk, coastal change groundwater pollution and other forms of pollution are managed so that the development does not result in unacceptable consequences to its users, the wider community and the environment.

Although there is a higher level of vulnerability with regard to the proposed use of the building within the site, it is located within Flood Zone 1 and as such a Flood Risk Assessment is not required as part of this planning application.



SOURCE: ENVIRONMENT AGENCY

CONCLUSION

The feedback from the pre application submission has provided the basis and confidence for the preparation of this full planning application.

There is clear evidence that the site would warrant this form of accommodation and that this business would be successful because of the strategic location of the site to the surrounding tourist destinations within this region. Although there is a range of accommodation available within this part of the County it is clear that occupancy levels should remain high and constant throughout the year by those visiting the region because of the popularity and strategic location of the site.

The use of high quality and sustainable materials throughout, would be used within the development which would accord with a rural setting.

Policy S8 of the Local Plan Strategy states that tourism will be supported through the provision of a range and choice of quality tourist accommodation. In the wider open countryside, new forms of accommodation that can be sited without an unacceptable visual intrusion and impact on the character of the locality will be supported and it is evident that this proposal accords with this Policy.

The provisions of the NPPF aimed at supporting sustainable rural tourism that would benefit businesses in rural areas is a further material consideration which supports this type of application. It is considered that the scale of the development and its accumulative impact will not harm the appearance of the area and will be in accordance with guidance within the Local Plan Strategy which seeks to ensure that where such tourism development is appropriate, it can be successfully assimilated into its natural environment.

It is considered that all aspects of this proposal comply with the relevant Policies within the 'Ryedale Plan – Local Plan Strategy' and the guidance within the NPPF.

