

Design & Access Statement

For

Holiday Lodge Cabins

At

Land West of Cayley Arms, Weasdale to Partings Farm, Allerston

Design & Access Statement

This design statement accompanies the full planning application for the siting of three timber holiday cabins set within land to the west of The Cayley Arms, Weasdale to Partings Lane, Allerston.

This application follows pre-application advice received from Ryedale District Council under the pre-application submission ref: 18/00351/PREAPP.

The advice received from Ryedale District Council with the pre-application indicated that, under current planning policies, the principle of holiday cabins in this location is supported.

The applicant has taken into consideration the comments raised regarding access onto the land from the public highway, A170, especially in terms of visibility splays.

To this end the approach taken is to propose the siting of the cabins in a different location on the land under the applicant's ownership. This will enable the vehicular access to be via the existing approved access which currently serves the agriculture building under planning approval ref: 18/00004/FUL, which has been deemed as acceptable in highways terms.

The siting of the cabin in the location as proposed will also enable the scheme to take advantage of the existing substantial screening vegetation of hedges and trees lining the west and southern edge of the site, forming an all year-round screen between the site and the A170 and the village beyond. Further strengthening of the hedges to the western boundary are proposed, using indigenous species of planting.

Further hedges and trees to the eastern edge of the site add to the screening for the proposed site, and as the land rises to the north, no extended views of the site are possible from this direction.

The hedge to which currently divides the allocation site running from south to north will also be strengthened and the access opening infilled with indigenous species to match the existing hedge. This will further screen the site from fleeting views from the east.

This approach aids in reducing the impact of the proposed development within the open countryside as referred to within the pre-application advice received.

Further to this, the proposed materials are indicated on the drawings, they being dark grey in colour to enable the cabins to blend into the surrounding tree lines.

Vehicular access via the existing approved access track will lead to a gravelled parking area for up to six motor vehicles.

This will allow for each cabin to host a motor vehicle for guests, either travelling together in one car, or in two cars, or for occasional visitors if the occasion arises, ensuring that adequate off-road parking is provided.

A stepped and separate ramped access path leads up to the cabins to provide access for ambulant and wheelchair / ambulant disabled visitors alike.

Each cabin has a timber deck area for outdoor sitting, and path to the entrance doors, all doors will be level access threshold for full accessibility.

Once inside each cabin has all day to day facilities on one accessible level, with all internal doors providing full wheelchair accessibility throughout at ground floor level. There is flexibility in the internal arrangement for the cabins to be designed with fully accessible shower rooms if required.

The proposed structures are modest in scale, ensuring enough internal accommodation to comfortably house visitors holidaying in the area.

The site location is close to Dalby Forest, which is accessible by foot or cycle without the need for the use of motor vehicles, and so will attract visitors who enjoy the outdoor pursuits lifestyle.

There are a multitude of other attractions within easy reach of this site within Ryedale, which makes the proposed site an attractive, workable and sustainable proposal for holiday use in line with Policy SP8.

Holiday cabins are an increasingly popular holiday destination within the UK, and Ryedale is no exception to this.

The proposed cabins have been kept to three in number so that this enterprise can be sustainably managed without overkill.

To this end the applicant intends to establish the business in a sustainable manner, with measured growth under a modest start in terms of numbers of cabins.

This will ensure that the business will be given the best available start, and, in doing so, will provide additional visitors and tourist revenue to the Ryedale District.

By providing three cabins, the applicant can provide options for group bookings, as well as for individuals. This will add to the flexibility which all fledgling businesses require to establish themselves.

The residual land under the ownership of the applicant will remain agricultural use.

Flood Risk Statement

Given that the site falls within flood zone 1 as per the current Environment Agency Data, no flood risk assessment will be required for this application.