

Design & Access Statement

Change of use of land for siting of three glamping pods, car parking, amenity area and passing places on access road

Manor Wold Farm / East Heslerton / Malton / North Yorkshire / YO17 8RN

Prepared for Mr & Mrs Wilson



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Introduction & Client Information

Benson Planning Studio has prepared this document for Mr & Mrs Wilson as supporting documentation to the planning application for a small glamping site on land at Manor Wold Farm, East Heslerton.

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.

Consent was refused for a more intensive form of tourist based development in January 2016 but on analysis of the reasons for refusing this proposal, it is considered that the revised scheme overcomes the original objections.

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
- 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.

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.

Given the previously refused scheme on this site, it was determined that the submission of a Pre Application Report would be appropriate and the response received by Mr A Hunter on 11th December 2018 provided us with the confidence to move forward with the preparation of a full planning application.

The enclosed visuals which accompany this planning application show how the three glamping pods assimilate with the wooded area to the rear. The materials used on the exterior of the glamping pods ensures that they would not represent an incongruous addition within this rural setting but features that blend in with the surrounding natural environment and the low number of proposed units would ensure the site would not be over developed.

The issue of vehicular access was raised in the previous planning application and also with this pre application response. Firstly, the proposed development is much less intense than the previously refused scheme which would lessen any vehicle movements on and off the site and the introduction of passing places along the access road would ensure safe passage to and from the site. On site parking provision would be at the side of each unit.

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 economic benefits.

The proposal would also allow the owners of the land to allow an element of rural diversification from their existing business which is farming and the Council should support such efforts to look at ways of being more economically sustainable.

With any development, within or outside Development Limits, it is important that Local, Regional and National Planning Policies and guidance are adhered to.

The Design and Access Statement has been produced in line with CABE guidelines to establish the parameters and principles of the development proposals.

Planning Applications are to be determined in accordance with the policies in the Development Plan and in this case the Development Plan comprises the Ryedale Local Plan Strategy.

Site Description

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The site identified for the proposed development is a parcel of land adjacent to an area of woodland that surrounds the main farm and its outbuildings.

The farm comprises a detached dwelling and various associated outbuildings.

The site is accessed via a private track that is 0.9 miles from the village.

Site Location Plan



 Application Site

Site Location Plan



Aerial View

View from the East



Site History

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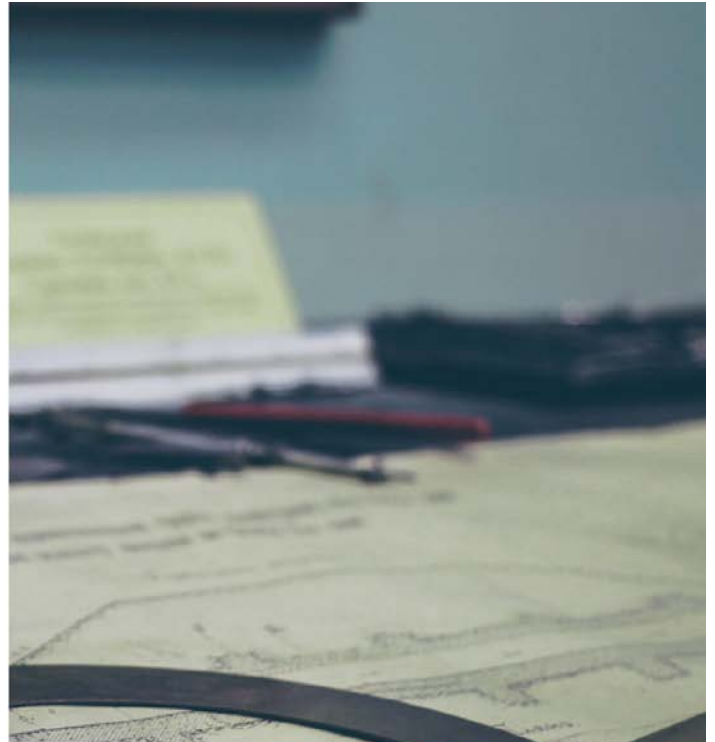


Reference	Proposal	Decision	Date
15/01028/FUL	Change of use of land to a 4 touring caravan and 10 tent camping site to include siting of associated toilet and shower facility consisting of 2 pods	Refused	12th January 2016
18/01222/PREAPP	Installation of 3 glamping pods, associated parking and new septic tank	N/A	11th December 2018

In order to provide the Council with a suitable scheme, it was important to assess and overcome the reasons for refusal of Planning Application 15/01028/FUL. These are shown below and provides a basis for the submission of this planning application.

Refusal	Resolved	Reason
Adverse effect on scenic qualities of landscape area	Yes	The revised proposal has been reduced in scale, is located in an appropriate location and would be constructed of materials akin to a rural environment
Insufficient highway capacity	Yes	Given the reduction of accommodation from 14 units to 3, it is considered that the existing access arrangement would be suitable
Insufficient ecological assessment	Yes	Given that we are only proposing 3 pods on an area of grass (much less intense than the previous submission), there would be no ecological implications
Vehicle movements would adversely affect residential amenity	Yes	Lower and infrequent vehicle movements on and off the site would not harm residential amenity in the same manner as a more intense development

The Proposed Scheme



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Proposal

Prior to the preparation of this planning application, it was determined that the submission of a pre application report was appropriate as the response would provide a basis for moving forward with a planning application or not. The feedback was largely positive but some questions were raised and the information below shows how these have been addressed.

Concern	Resolution
Visibility within landscape	Proposed lodges are set back next to woodland and combined with their scale and materials ensures the proposal is not hugely prominent
Need for Ecology Report	Following the submission and response to the pre application report, the proposed pods and foul package treatment plant would be sited on the grass within the paddock. There would be no disturbance to the woodland or any other vegetation.
Highway Improvements	Passing places introduced as requested. Access at bottom of hill to remain unchanged given low number of perceived vehicle movements which would ensure residential amenity unharmed. However, if the neighbours either side of the gate object then we would be happy to re-assess the matter
Vehicle movements would adversely affect residential amenity	Lower and infrequent vehicle movements on and off the site would not harm residential amenity in the same manner as a more intense development

It is considered that the external materials used on each of the pods would allow for the site as a whole to integrate positively to the natural environment and the existing vegetation surrounding the site.

The provision of amenity areas are provided within a covered decked area on each pod with additional 'picnic' style tables around the periphery of the site. It is considered that the remaining space within the former paddock can be used as a play space without the need for further built structures. Access to the site is via a private track which is 0.9 miles in length. The access is only used by the owners and infrequent visits from cattle lorries and deliveries of animal feed.

Foul waste would be disposed of via a new foul package treatment plant which would serve the three pods only. This is shown near the entrance gate. A separate Drainage Report is attached to this planning application.

Glamping Pods and Tourism Sector

The owners of the land have looked at ways of diversification and this land is only used as a private paddock. It is considered that the most appropriate use for the land would be for a tourist based activity. 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 sale of caravans, both touring and static, has fallen, but there are a number of operators who have reported increased bookings. It is anticipated that the demand of domestic holidays will continue as many holidaymakers seek cost effective options.

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;

- Coastal based tourism
- 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 the location of the site in relation to public transport within the local area.

The same applies to other sites in in the Yorkshire region, such as established larger sites which provide large car parks on site for guests.

While sustainable travel is always encouraged, on some occasions it is not always practical, feasible or possible for customers to arrive by any other means than car.

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.

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.

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 compiles 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

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 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. Passing places have been identified along the track leading from the village to 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 short direct 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 Outdoor Amenity Space

The limited paraphernalia outside each pod which would limit any visual intrusion. The provision of a decked area, picnic table and canopy is considered appropriate. Further tables are identified around the periphery of the site.

Provision of Car Parking

1 car parking space will be provided per glamping pod with parking at the side of each structure.

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 easily be installed within the site, the provision of 3 structures provides a good sense of general amenity, adequate car parking and a sense of openness within the site.

The inclusion of more than 3 units would mean that the development would extend more into the core of the site which would be potentially visually intrusive. Using the setting of the woodland to site the structures allows them to assimilate into the site and its context with ease.

Proposed Materials

Area	Material
Chassis	Heavy duty box section steel chassis on removable axle with four holding down points for transportation and site anchorage
Flooring	Floor, walls and roof insulated with 100mm / 50mm rockwool fibreglass for optimal sound and heat insulation
Walls / Roof	Decra Tile roof
Timber construction, incorporating PTGV boarding and vapour barrier	Lower and infrequent vehicle movements on and off the site would not harm residential amenity in the same manner as a more intense development
Insulation	The insulation standards and thermal performance standards to meet BS3632
Windows / Doors	Double glazed UPVC or aluminium
Electrics	Double USB power sockets, LED lighting, external sensor light
Other	Built in decking on the porch area

Management of the Site

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



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Landscape Visual Assessment

The "Guidelines for Landscape and Visual Impact Assessment" (GLVIA) states 'landscape impact assessment, in common with any assessment of environmental effects, includes a combination of objective and subjective judgements, and it is therefore important that a structured and consistent approach is used. It is necessary to differentiate between judgements that involve a degree of subjective opinion (as in the assessment of landscape value) from those that are normally more objective and quantifiable.' The GLVIA also states 'landscape and visual assessments are separate, although linked, procedures.

The landscape baseline, its analysis and the assessment of landscape effects all contribute to the baseline for visual assessment studies. The assessment of the potential effect on the landscape is carried out as an effect on an environmental resource, i.e. the landscape. Visual effects are assessed as one of the interrelated effects on population.'

Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.

The description and analysis of effects on a landscape resource relies on the adoption of certain basic principles about the positive (or beneficial) and negative (or adverse) effects of change in the landscape.

Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity, whether adverse or beneficial.

The purpose of mitigation is to avoid, reduce and where possible remedy significant adverse effects on the environment arising from the proposed development.

Mitigation is thus not solely concerned with 'damage limitation' but may also consider measures that could compensate for unavoidable residual effects.

Mitigation measures are generally more effective if they are designed as an integral part of an iterative process of project planning and design. Mitigation is thus used as a design approach that is, where possible, implemented from project inception when alternative designs or site options are being considered.

The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.

The application site is located to the east of woodland and on the top of the Wolds escarpment. Reservations were made in the pre application response regarding the relationship of the proposal with the wider visual amenity.

However, we have provided detailed 'visuals' which confirm that the proposed pods fully assimilate into the woodland setting to the rear / west. The combination of the location of the proposed pods, their size and materials ensures that there wouldn't be a significant conflict.

View of site from A64



The view from the A64 shows the bank of trees in the distance and it is evident that the proposed glamping pods would not be visible from this location.

View of site from Church Lane



The site is more visible from within the village but only from a few limited areas such as this gap between existing vegetation and the church. The pods would be located to the left of the bank of trees but when taken into context between the size of the structures and size of the trees, there would be very limited visual intrusion.



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Local Plan Policies

Ryedale Plan- Local Plan Strategy

Policy SP8 – Tourism

Tourism in Ryedale will contribute to a sustainable and diverse economy. The Council will seek to encourage sustainable tourism which minimises its environmental impact on the District.

This will be achieved by supporting:

- The provision of a range and choice of quality tourist accommodation
- The business plans and operational requirements of existing tourist and visitor attractions, and event arenas where appropriate
- Encouraging all year round tourism subject to the occupancy conditions set out in Policy SP21
- Tourism in areas where potential is significantly underdeveloped, in particular, Malton and Norton and the Wolds
- Cultural and creative businesses in Ryedale inspired by Ryedale's unique environment
- The role of Pickering, Helmsley and Thornton-le-Dale as key visitor destinations as well as gateways to tourism and recreational opportunities in northern Ryedale including the North York Moors National Park. The impact of tourism on these communities will be managed particularly in relation to car parking, traffic management, local facilities and services

And by maximising the opportunities to further develop tourism, outdoor education and recreation using the District's natural, cultural and historic assets as an economic driver, including the potential provided by:

- The archaeological landscapes of the Vale of Pickering and the Yorkshire Wolds
- The protected landscapes of the North York Moors National Park and Howardian Hills Area of Outstanding Natural Beauty
- Ryedale's religious and Medieval history
- Malton's Roman, Medieval and Georgian heritage
- Malton and Norton's longstanding association with horse racing
- Outdoor adventure in northern Ryedale including Dalby Forest – the Great Yorkshire Forest
- Local food production
- Farm and rural diversification
- Biodiversity and the development of nature tourism

New tourist attractions will be supported where they do not undermine the character of the area or prejudice the quality of the natural or built environment.

Attractions that will attract large numbers of visitors should be accessible by a choice of means of transport.

The following types of tourist accommodation will be supported in the following locations:

The Wider Open Countryside

- Appropriate expansion of an existing hotel, guest house, public house, farm house, holiday cottage or similar establishment
- Re-use of traditional rural buildings
- 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

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.'*

One of the main concerns about the previous refused planning application was that the proposal was visually intrusive. However, the location of the proposed pods which is adjacent to the existing trees, limits any significant visual intrusion on the landscape.

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. Vehicle passing places will be installed along the track that leads to the farm.

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

The quality, character and value of Ryedale's diverse landscapes will be protected and enhanced by:

- Encouraging new development and land management practises which reinforce the distinctive elements of landscape character within the District's broad landscape character areas of:
- Yorkshire Wolds

Landscape Character

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 including:

- The distribution and form of settlements and buildings in their landscape setting
- The character of individual settlements, including building styles and materials
- The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)

- Visually sensitive skylines, hill and valley sides
- The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure / exposure

National Landscape Designations and Locally Valued Landscapes

Outside of those landscapes protected by national landscapes designations, the Council will carefully consider the impact of development proposals on the following broad areas of landscape which are valued locally:

- The Wolds Area of High Landscape Value

The Yorkshire Wolds and Fringe of the Moors are valued locally for their natural beauty and scenic qualities. As well as protecting the distinctive elements of landscape character in each of these areas, there are particular visual sensitivities given their topography and resulting long distance skyline views within Ryedale and further afield.

The Vale of Pickering, the Wolds and the Fringe of the Moors are of significant historic landscape value and loss or degradation of the elements that are integral to their historic landscape character make these landscapes particularly sensitive to change.

One of the fundamental aspects of this planning application is to determine how the development would affect the Yorkshire Wolds Area of High Landscape Value. The site is located within an elevated position above East Heslerton benefits from stunning views across to the Vale of Pickering and North Yorkshire Moors and the site is visible from some vantage points in the area. The previously refused planning application was criticised because the style, form and visual prominence of the development would not be consistent with the main policy objectives. However, the chosen site is more discreet and appropriate due to the natural screening already in place and the external materials for this discreet environment would allow for assimilation of the built and natural forms.

Policy SP16 - Design

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- 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

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- Topography and landform that shape the form and structure of settlements in the landscape
- Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures
- The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail

The design of new development will also be expected to:

- Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space
- Contribute to a safe and well connected public realm by respecting and incorporating routes, buildings and views which create local identity and assist orientation and wayfinding; creating public spaces which are safe and easy to use and move through by all members of the community; facilitating access by sustainable modes of travel including public transport, cycling and walking

The use of appropriate materials on the proposed glamping pods is important because it is important that the external materials relate positively to the rural setting.

The site identified is located in a sensitive location and but is not wholly visible within the immediate locality.

The site is located in open countryside although there are buildings located to the east and it is considered the use of high quality materials and good design principles is acceptable in these surroundings and relates positively to the adjacent built form.

The site is located on the Wolds Way and can be sustainably accessed by walkers if required.

Policy SP20 - Generic Development Management Issues

Character

New development will respect the character and context of the immediate locality and the wider landscape / townscape character in terms of physical features and the type and variety of existing uses. Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.

The cumulative impact of new development on the character of an area will also be considered

Design

The design of new development will follow the principles established in Policy SP16. Extensions or alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials

Amenity and Safety

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence

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. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads

Access into and within buildings will be expected to be of a standard that allows all to access the building unimpeded

Development will be expected to comply with the relevant standards in place at the time a

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.

The Councils Highways Department recommended that the previous scheme was refused because the proposal would not allow for the existing access arrangement to cope with the traffic flow of the existing farm and proposed holiday accommodation. However, the proposal has been reduced from 14 units to 3 which would significantly reduce the traffic flow. Passing places are being incorporated as per the requirements of the pre application response.

Another highway related matter for concern related to waiting vehicles at the bottom of the track with stationary cars making noise from engines and banging doors. However, as stated that modest form of development would unlikely create any adverse effects on residential amenity. As previously stated, if any objections are received then this matter can be addressed within the timeframe of the planning application.



07

National Planning Policy Framework (NPPF)

The National Planning Policy Framework was published in July 2018. This is a key part of reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

This section of the Statement sets out relevant National Planning Policy.

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England with a strong emphasis being on presumption in favour of sustainable development.

Paragraph 8 sets out the three dimensions to sustainable development: economic, social and environmental.

The social role includes ensuring an adequate supply of housing to meet the needs of present and future generations.

The Government continues to show commitment to good design, stating that which continues the context of the 2012 document is confirming good design is a key aspect of sustainable development and should contribute positively to making places better for people.

At Paragraph 38, the NPPF indicates that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

Paragraph 80 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 81 states that 'planning policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.'

Paragraph 83 states 'planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.'

Paragraph 84 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 127 relates to this proposal with regard to Parts A, B and C. Planning policies and decisions should ensure that developments:

- a) 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;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Paragraph 130 states '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.'

Paragraph 170 relates to this proposal with regard to Parts A and B. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

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 to the area. 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.

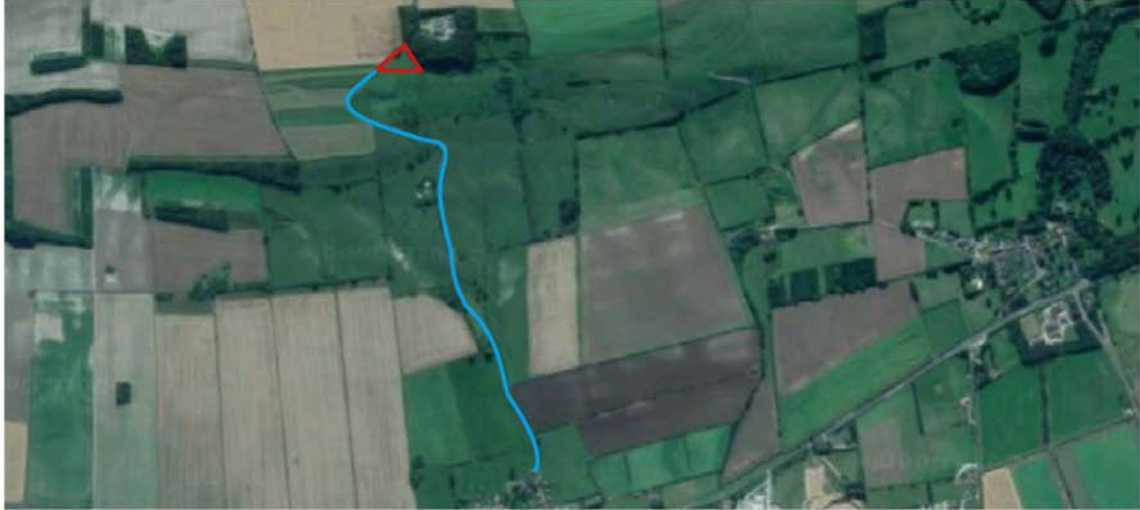
- The development is designed in a sensitive manner with features, materials and layout that all accord with the rural location of this site but at the same time preserving the intrinsic fabric of the site and high value landscape area.

Access Statement

08



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.



 Application Site  Access Track

The presence of 3 glamping pods within the area would not dramatically alter traffic flow to an extent that creates wider traffic implications or adversely affects safety within the locality. Traffic flow the A64, which is constant and busy throughout the day, would not be increased to unsustainable levels as a result of this development. The existing access and exit arrangements will remain in situ for this development.

The scheme will embrace best practice in relation to creating a fully inclusive environment with external levels and pathways being set to allow easy passage for those with mobility issues. The heights of all switches and sockets will be located at a height between 450mm and 1050mm in accordance with building regulation requirements.

Secure by Design



09

The strategy places great emphasis on providing safety and security that are built into the fundamental design proposals. It is important that all public open spaces feel comfortable, by creating good visibility and effective lighting so the users feel they can be heard and seen by people.

There is a strong connection to the sensitive combination of good design, good management and community involvement as an effective tool in creating a more secure and safer environment, which reduces the risk of vandalism and the fear of crime and violence.

The best way of achieving this is through the creation of lively urban areas and public spaces which are easy to overlook.

The key design principles in achieving this built-in safety through the design are as follows:

- Making buildings front onto the public realm
- Avoid designing exposed blank facades
- Locating parking in an open environment
- Discourage casual intrusion
- Being careful not to make planting too high or dense to screen potential assailants in certain locations
- Balconies designed and sited to avoid climbing into building
- Providing safe routes for walking & cycling

All car parking is located within an open environment with direct visibility from the glamping pods and within the wider area of the site.

There will be safe and direct pedestrian access from the car parking area to the structures.

There will be security lighting and all windows and doors will be robust.

Development and Neighbouring Residents



10



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.



However, one of the reasons for refusing the previous scheme was due to the potential for increased noise and disturbance for those living adjacent to the site entrance. There is a secure gate at the bottom of the access road (shown in the image) which vehicles have to stop before opening then closing it.

Concern was raised that due to the scale of the proposal, this would harm the residential amenity due to increase noise. However, the scale of the proposal has been reduced by 68% from the original and such a decrease in intensity would ensure there would be no harm to amenity of those living near the entrance to the site.



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Flood Risk / Drainage



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.

The map below, obtained from the Environment Agency, identifies the site located within Flood Zone 1.





12

Conclusion

It is evident that the most appropriate form of development on this site would be the provision of three glamping pods for tourists.

A detailed analysis of the refused application and pre application response has enabled us to prepare a scheme that we believe will meet the requirements of the Local Plan.

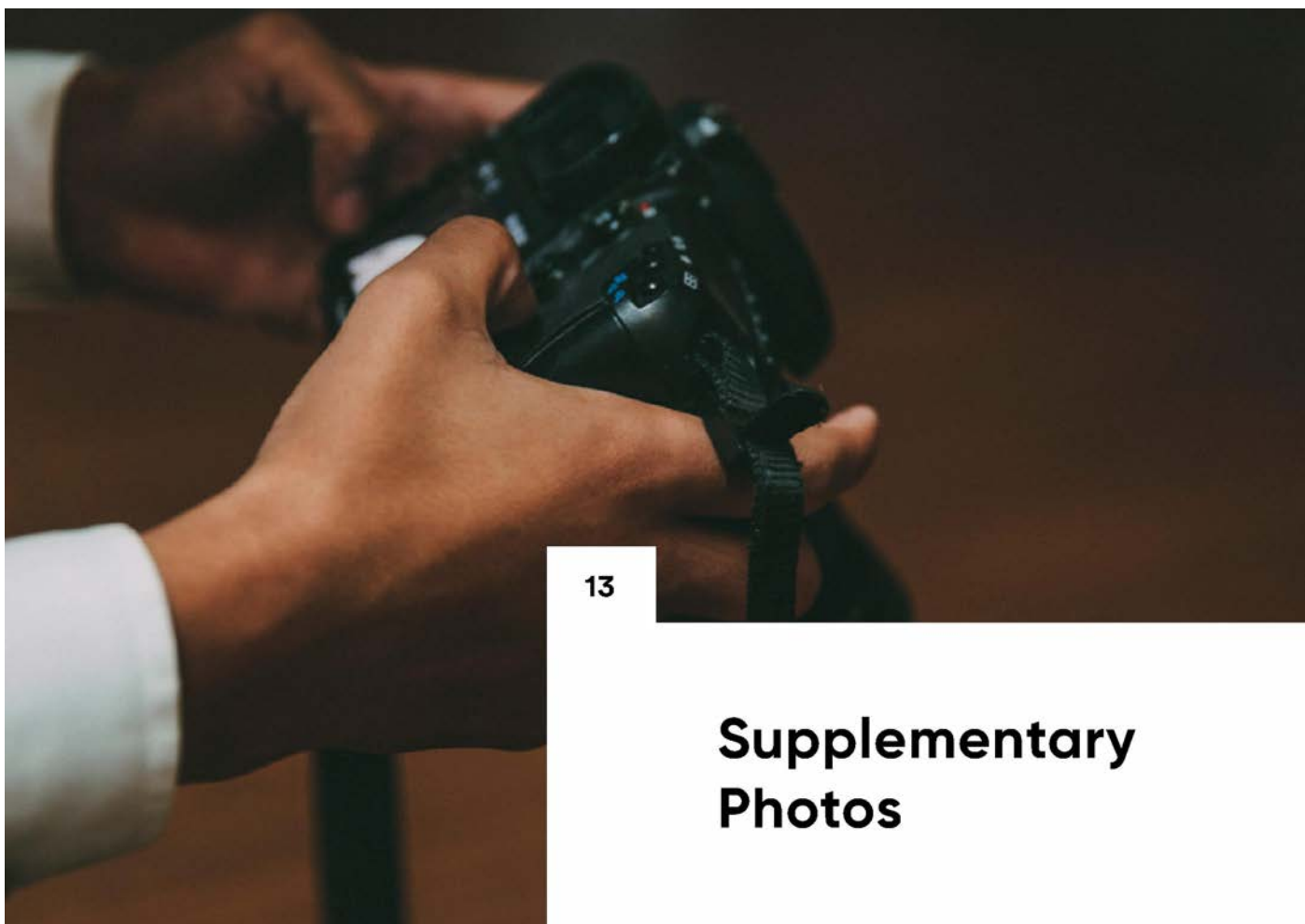
There is clear evidence that the site would warrant this form of accommodation and that this business would be successful because of the strategic location of the site to the surrounding tourist destinations within this region. Although there is a range of accommodation available within this part of 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 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.

The proposal not only allows diversification for the land owner, but also allows the business to be run from within the existing site which is considered to be a sustainable form of development whilst still providing additional tourist facilities which will help to strengthen and broaden the tourism offer within this part of the County.

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.



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Supplementary Photos

Area for Development (Adjacent to existing trees)



Views from Site





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