
Design, Access & Planning Statement

Change of use of former
aerodrome to allow the
siting of up to 6 timber
clad static holiday units

Land at
Wombledon Aerodrome
Hungerhill Lane
Wombledon
York

by
Gracemax Ltd

1.0 Introduction

- 1.1 This Statement is submitted by Gracemax Ltd, owners of the land, in support of the planning application for the change of use of part of the former aerodrome to allow the siting of up to 6 timber clad static holiday units.
- 1.2 The statement explores the site's development potential through the following topics to provide guidance principles on which to design the scheme:
 - Site context and analysis
 - Planning policy considerations
 - Constraints and Opportunities
 - The design solution
 - Sustainability issues

SITE CONTEXT AND ANALYSIS

2.0 The vision

- 2.1 The vision is to develop a high quality development of static holiday units to provide an ideal 'retreat' for those wishing to get away for a short or longer holiday break, in peaceful and attractive surroundings.
- 2.2 The development will also enhance the existing attractive rural setting, utilising existing and extensive new tree planting, to create a scenic and appealing woodland backdrop to the proposed development.
- 2.3 Research has confirmed that there is a growing trend for short breaks in rural locations as people seek to 'get away from it all' for a few days. The proposed development will offer a sustainable and attractive rural holiday destination, whilst offering an opportunity to enable tourists from the UK and overseas to get closer to nature and contribute to the local economy.

3.0 The site's surroundings

- 3.1 The site is located 1.1km south of Wombledon village and 2.5km north-east of Harome village and is accessed via Hungerhill Lane that runs between the villages of Wombledon and Nunnington. The larger settlements of Kirbymoorside, Helmsley and Pickering are 4km, 6km and 16km respectively from the site. The site is very near to the southern edge of the North York Moors National Park.



Extract showing Location of site

3.2 The application site lies to the north-east of Wembleton Caravan Park, a long established holiday park. The only other significant building in close proximity to the site is a large commercial storage unit located immediately adjacent to the north-east boundary.

4.0 The application site

4.1 The application site is relatively flat and screened from Hungerhill Lane (to the east) by mature trees and hedging, and has recently had an additional intensive tree belt planted around its entire periphery, comprising of silver birch / white beam / Scots pine and poplar trees, which will further screen the site. The new tree belt is up to 5 metres wide and is in addition to the existing hedge; denser planting has also occurred at the corners of the site.



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

4.2 The proposed area for development extends to circa 0.49ha.

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

5.0 The Proposal

5.1 Planning permission is sought for the change of use of the land to allow the siting of up to 6 timber clad static, chassis based, holiday units of a contemporary design.

Holiday units:

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

Soft Landscaping:

5.3 One of the key aims of this development is to create a wooded environment for the enjoyment of visitors and passers-by and generally, to enhance the quality of the site within the local landscape. Therefore, the whole site including the existing boundary screening will be further enhanced with the addition of new soft landscaping works, plus new tree & shrub planting so as to mitigate any visual impact and maximise the natural attractiveness of the site. It is proposed to plant multiple new native trees (and it is estimated that these will be 4-5m tall when planted out, then 8-10m after 10 years and 12-15m after 30 years). On the basis that there are other wooded areas in the immediate vicinity, the act of encouraging new tree planting is not considered to be out of character with the local landscape.

Access:

- 5.4 Access to the site will be via a new entrance directly off Hungerhill Lane. Visibility splays of 4.5m x 160m (northwards) and 4.5m x 169m (southwards) are achievable. A new internal site road constructed of permeable gravel will lead from the access road to individual holiday units and their respective car parking spaces. Grass or natural stone paving access paths will be created from parking areas to the individual holiday units.

Lighting:

- 5.5 External lighting will be in the form of low level bollard type lights located at the entrance of the gravel drive. Low voltage lighting will also be attached to external faces of the holiday units. This ensures that the site retains a rural feel and minimises light pollution to neighbouring properties and the night sky. Restricting the amount of lighting also has benefits to the local wildlife that may otherwise be confused by new light sources.

6.0 Economic benefits

- 6.1 The development will generate additional visitor trips to the area, thereby injecting much needed business into the local economy. This is typically as a result of both direct spending on local goods and services by holiday makers and also through the provision of goods and services by the owners of accommodation in implementing and maintaining their property. This in turn may lead to the creation of jobs both directly and indirectly.
- 6.2 Jobs will be directly created during both the construction and ongoing operational phases, with local labour being required for all types of trades associated with the project. Likewise, employees spending in local shops and with service providers enable another indirect stream of expenditure into the local economy.

7.0 Social benefits

- 7.1 A specialist development of holiday units will help to divert second home buyers from purchasing existing local housing stock, thereby easing housing pressures for local residents.

8.0 Evaluation

8.1 Constraints and Opportunities - following the assessment of the site and its surroundings, as detailed above, a number of constraints and opportunities associated with the proposed development on the site have been identified. These are below:

Constraints

- Impact of development on the countryside;
- Impact of development on local residential properties within the area;
- Noise issues emanating from the adjoining Potato Store during winter months.

Opportunities

- More efficient use of unused brownfield land;
- The responsible management of the countryside;
- Creation of local jobs;
- Provision of specialist tourism accommodation will divert second home buyers from purchasing existing local housing stock;
- Enhancements to existing landscape infrastructure.

9.0 Design Principles

9.1 The primary objective is to provide a development of holiday units, commensurate with the size of the site and its physical constraints, which will respect the character of the immediate surrounding area and wider countryside.

USE & AMOUNT

9.2 This application seeks approval for the proposed change of use of the land for the siting of timber clad static holiday

units, which will provide accommodation for tourists and holiday makers visiting the area.

9.3 The intention is to site up to 6 holiday units on the land. The holiday units can be purchased or rented by people looking to spend time in this rural setting.

9.4 All of the units are for holiday purposes only. They shall not be occupied as a person's sole or main place of residence.

9.5 Occupancy levels will vary, depending on the number of holiday makers staying in each lodge and the number of units in use at any given time.

LAYOUT

9.6 The proposed siting of each of the holiday units is shown on the accompanying site layout plan. Parking spaces are all located in the immediate vicinity of each unit.

9.7 The layout is considered to make best use of the site, whilst at the same time respecting the physical constraints imposed on this rural site.

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

SCALE

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

APPEARANCE

9.10 The general style of units proposed will be twin unit design with a dark pitched roof and brown timber style cladding.

The gable end is predominantly glazed and each unit will have an area of decking on one or two sides depending upon its orientation.



LANDSCAPING

- 9.11 The landscaping of the site is vital to its success as a holiday destination. A significant feature of the design is the reintroduction of the site's hedgerows that were present prior to the construction of the airfield during WWII.
- 9.12 As a rural retreat designed to provide a sense of peace and tranquillity, a strong planting scheme is to be incorporated. A mixture of tall trees to provide privacy and dense low level vegetation to soften the acoustic and visual context will be planted early on in the development. Planting comprising of native species will be established around each of the static units to screen each one from the neighbouring units.
- 9.13 Individual parking areas will be screened with trees / hedging. Where required, hedging will also be established between the access road and the holiday units.

- 9.14 The access track and parking areas will be constructed from locally sourced crushed limestone with a finish of fine granules and chippings. Grass margins will be maintained to the edges of the access road, as well as around the periphery of the site.

ACCESS

- 9.15 As described in preceding sections, access to the site will be via a new entrance directly off Hungerhill Lane. Visibility splays of 4.5m x 160m (northwards) and 4.5m x 169m (southwards) are achievable.
- 9.16 A new internal site road constructed of permeable gravel will lead from the access road to individual holiday units and their respective car parking spaces. Grass or natural stone paving access paths will be created from parking areas to the units.
- 9.17 The proposed scheme will comply with Approved Document M (Access to and the Use of Buildings) of The Building Regulations 2000 as amended.

10.0 Planning Policy Considerations

10.1 The development plan for the area comprises of the policies of the Ryedale Plan Local Plan Strategy 2013. Additionally, the National Planning Policy Framework (NPPF) 2019 is an important material consideration in the determination of any applications.

Each of the relevant planning policies is considered below with a brief commentary on how the proposed schemes would comply with each.

10.2 *Policies of the Ryedale Plan Local Plan Strategy 2013:*

Policy SP8 Tourism	
Requirements	The following types of tourist accommodation will be supported in the following locations: The wider open countryside: New touring caravan and camping sites and static caravan and chalet self-catering accommodation and extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact on the character of the locality
Commentary	Holiday units fall within this definition and are therefore acceptable outside of defined settlement boundaries. The proposal is located near to an existing tourist attraction, Wumbleton Caravan Park, and will help to provide needed tourist accommodation in the area. The development will provide both direct and indirect economic benefits to the wider area, as a result of spending on local goods and services by holiday makers and through the creation of employment opportunities during the construction phases, and also through the ongoing provision of services to the occupiers. The scheme is not considered to cause any significant detrimental harm to natural or community interests.

SP13 Landscapes	
Requirements	Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities
Commentary	Care has been taken in the design, layout and landscaping proposals to avoid any significant impacts. The design of the single storey, timber clad units, screened by existing and proposed landscaping will not detract from the character of the area. Direct access to the site from Hungerhill Lane is achievable. Local services and infrastructure are available.

SP16 Design	
Requirements	Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which: <ul style="list-style-type: none"> • Reinforce local distinctiveness • Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated • Protect amenity and promote well-being
Commentary	Based on the accompanying site layout, it is considered that the proposed development will not have any significant adverse impact on its surroundings. The holiday units are of a scale and design that relates well to a rural setting. Existing and proposed landscaping and tree belts will screen the site from public places. Separation distances between the proposed units, together with their single storey design, is sufficient so not to cause demonstrable overlooking, overshadowing, or noise related issues. As such the residential amenity of potential occupiers will be preserved. The site relates well to the local highway and public transport networks, which are found in Wumbleton and Harome Villages.

SP20 Generic Development Management Issues
Requirements
Character: New development will respect the character and context of the immediate locality.
Design: The design of new development will follow the principles established in Policy SP16.
Access, Parking and Servicing: Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists
Commentary
It is considered that due to the detailed site layout, together with the existing and proposed extensive landscaping that the proposal respects the character of this open countryside location. The design, scale and appearance of the single storey, timber holiday units will enable them to blend with the landscape and the immediate setting. Safe access and parking for the proposed holiday units is attainable, without undue detriment to other road users.

SP21 Occupancy Restrictions
Requirements
Time-Limited Occupation: New un-serviced holiday accommodation (holiday cottages, caravan parks (static and touring), log cabins and holiday chalets) will be subject to the following conditions:
<ul style="list-style-type: none"> The accommodation is occupied for holiday purposes only; and not as a person's sole, or main place of residence; and It shall be available for commercial holiday lets for at least 140 days a year and no let must exceed 31 days; and The owners/operators shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request
Commentary
The applicant is agreeable to such a condition being imposed.

- 10.3 The National Planning Policy Framework (NPPF) 2019 is a material consideration and is the Government's overarching framework for planning policy. Paragraph 11 of the NPPF provides for a presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay and where it is silent or relevant policies are out of date, permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or specific policies within the NPPF indicate that development should be restricted.
- 10.4 Section 6 of the NPPF outlines the need to support economic growth with paragraph 80 stating that "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.. Section 6 also outlines the need to support a prosperous rural economy with paragraph 83 of the NPPF outlining support for sustainable rural tourism and leisure developments that respect the character of the countryside and also provide facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres. Paragraph 84 states that 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.
- 10.5 Section 12 of the NPPF relates to achieving well-designed places. Good design is a key aspect of sustainable development creates better places in which to live and work and helps make a development acceptable to communities. The Government also seeks to 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.

11.0 Aviation safety

- 11.1 With regard to aviation safety relating to the adjoining unlicensed runway 17/35, the scheme adheres to the design principles established in application ref. 18/00580/MFUL, dated 7 June 2018, which established the design criteria to allow the safe operation of the adjacent runway. Application 18/00580/MFUL was for a larger development comprising of 43 holiday units, on a considerably larger area than the current application.
- 11.2 The acceptance of this was accorded weight by the Planning inspector in the subsequent planning appeal (APP/Y2736/VV/20/3247926), when the Inspector commented:

Notwithstanding the unlicensed status of the airfield or its current lack of use, the location of the holiday units and associated landscaping would comply with the relevant CAA guidance. Should the use of runway 17/35 resume in the future, there would be adequate space for a light aircraft to land together with further clearance around the appeal site in the event of an unforeseen emergency. As such, the proposed development would be unlikely to prejudice the future operation of the adjacent runway 17/35, and the neighbouring uses would be able to co-exist without an unacceptable risk to the safety of future occupants of the holiday units.

In view of the above the proposed development would comply with RPLPS Policy SP20 which resists proposals which would result in an unacceptable risk to human life, health and safety or unacceptable risk to property. The proposal would also be in general compliance with paragraph 104(f) of the National Planning Policy Framework (the Framework) in relation to maintaining a national network of general aviation airfields and their need to adapt and change over time.

12.0 Noise Impact

- 12.1 A noise report which accompanies the planning application assesses the potential noise impact from the adjoining potato store located to the north of the site on temporary residents of the Development.
- 12.2 Following receipt of the noise assessment report, the Environmental Health Department recommended the following:
- Should approval be granted, all mitigation work is carried out prior to any site development and evidence provided to the local authority that attenuation in accordance with the BSA noise assessment report section 10:9 has been achieved or that a maximum 50 dB LAeq at the nearest noise sensitive receptor during day time (07:00 – 23:00 hrs) and 40 dB LAeq during night time (23:00 – 07:00 hrs).*
- 12.3 On the basis of any revised development proposals, the external target noise level for the noise assessment is therefore considered to be 40 dB LAeq based upon a worst-case, which is within recommended guideline values for both external areas during daytime periods and internal sleeping areas during night-time periods, with allowance for the attenuation typically afforded by a partially open window. Therefore to accord with this criterion, no holiday lodge should be sited within an area that experiences noise levels greater than 40 dB LAeq.
- 12.4 The 40 dB LAeq noise contour has been plotted in Figure 3 of the Noise Report and replicated in the accompanying site layout drawing. All of the holiday units have been sited beyond the 40 dB LAeq noise contour. It is imperative to note that the 40 dB LAeq noise contour as plotted on the accompanying documents is based on the current situation and is not reliant upon any man made or artificial structure to reduce noise levels emitted from the potato store.

13.0 Flood Risk Assessment

- 13.1 The site is located in Flood Zone A (considered to be at little or no risk of fluvial flooding) and as it is less than 1ha in size no Flood Risk Statement has been submitted, as the site is not considered to be at risk from fluvial or surface water flooding.

14.0 Foul Sewage & Utilities

- 14.1 A mains water and electricity supply currently runs in close proximity to the site and can be extended into the application site during the construction phase to provide water and power to each of the holiday units.
- 14.2 Foul water will discharge into a mini packaged sewage treatment plant system which will be installed on the site as part of approved application 20/00230/MFUL.
- 14.3 Surface water will drain into soakaways.

15.0 Land Contamination

- 15.1 As the proposed use is not considered to be a sensitive end use, such as housing with gardens or a school or nursery, it is not considered necessary to consider potential contamination of the site. Discussions with the applicants have however confirmed that, as far as they are aware, there is no known source of contamination on the proposed development site.

16.0 Sustainability

- 16.1 The National Caravan Council Structural Thermal Rating Scheme (EN 1647) is designed to give purchasers of caravan holiday homes an indication of the likely thermal efficiency of the homes that they are considering. The scheme takes into consideration the insulation qualities of the fabric of the home and the amount of energy required to

heat air passing through the home. A score of between 1 and 10 is awarded to each home based upon its thermal rating. The units proposed for the development have been awarded a score of 8.4.

- 16.2 The holiday homes proposed will also be built to residential specification BS 3632 (2015). The NCC Energy Efficiency Rating Scheme is designed to give purchasers of Residential Park Homes an indication of the likely energy consumption and Carbon Dioxide (CO₂) emissions of the homes they are considering. The scheme takes into consideration the insulation qualities of the fabric of the home, the amount of energy required to heat the air passing through the home and the efficiency of the central heating and water heating equipment, as well as the energy consumed by the fixed lighting equipment. Units built to BS 3632 (2015) are more suitable for year round living, including safety, acoustic and thermal insulation, gas central heating, thermal performance double glazing and enhanced ventilation.
- 16.3 Energy efficient products and appliances will be used within the units.
- 16.4 In order to aid the storage and collection of household waste a recyclable waste bin storage area will be provided.

17.0 Conclusion

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

(1) The Promotion of Tourism

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

(2) Limited Visual Impact

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

(3) Location of tourism development

A holiday scheme in this locality will inject much needed business into the local economy and bring additional trade to the shops and other businesses in and around the wider area. This will be as a result of both direct spending on local goods and services by holiday makers, but also through the provision of goods and services by the owners of accommodation maintaining the properties; notwithstanding the expenditure incurred during the construction phase. All of which in turn may lead to the creation of jobs both directly and indirectly.

17.2 This planning application, together with the accompanying supporting documentation, sets out a comprehensive approach to the development of this site. An opportunity has been taken to provide a scheme which responds well to the site circumstances, suitably enhances the character and appearance of the surrounding area and overcomes identified noise related issues.

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

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

18.0 Conditions

18.1 Should this application be considered acceptable, then the applicant would be happy to discuss the wording of any planning conditions that the Local Planning authority may consider necessary, prior to the issuing of the decision notice or the consideration of the application at Planning Committee.

18.2 Notwithstanding the above, we feel that the following conditions are particularly relevant and should be imposed to control occupancy of these holiday homes.

- i) The accommodation is occupied for holiday purposes only and shall not be occupied as any person's sole or main residence;
- ii) The owner /operator of the site shall maintain an up-to-date register of lettings / occupation, including the names of all owners/occupiers, their home addresses and showing arrival and departure dates; and
- iii) The owner / operator shall be prepared to make the register available at all reasonable times to the Local Planning Authority.

18.3 It is requested that no planning restrictions are placed on the length of the operating season.

Gracemax Ltd

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