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YO17 7HH

Our Ref: ALS. M 2022.03

8 August 2022

FULL PLANNING

PLANNING AND DESIGN AND ACCESS STATEMENT

Dear Sir/Madam,

Proposal: Retention of 1no. static caravan for holiday use and 1 no. caravan for use as amenity facility (retrospective), and change of use of land for the siting of 29no. touring caravans and 17no. lodge style static caravans, at Spring Willows Leisure Park, Main Road, Staxton, Scarborough, YO12 4SB

1.0 Introduction

- 1.1 This document comprises a Planning and Design and Access Statement in connection with the full planning application described above. The application is for the sustainable expansion of Spring Willows Leisure Park at Staxton.
- 1.2 This application has been the subject of pre-application enquiry with the local planning authority, Reference 21/01100/PREAPP, dated 24 November 2021.
- 1.3 Policy SP8 of The Ryedale Plan – Local Plan Strategy supports and encourages sustainable tourism in the open countryside, including extensions to existing touring and static caravan parks where they can be accommodated without an unacceptable visual intrusion and impact on the character of the locality.
- 1.4 At a national level, Paragraph 84 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, including sustainable rural tourism and leisure developments which respect the character of the countryside.

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- 1.5 The application proposals comprise a medium scale tourism accommodation proposal, comprising a modest expansion of the existing holiday park. This will deliver positive benefits to the local economy and will also be acceptable in terms of its impacts on the local environment, in accordance with the requirements of relevant national and local plan policy.
- 1.6 The park has seen progressive investment in additional facilities, including a swimming pool and sports facilities. Furthermore, the park operators have invested £10,000 on a quality additional tree planting scheme. Like many similar holiday parks, the business has been forced to close its doors to customers for many months because of the Covid-19 pandemic. The expansion proposals will help the business to recover and compensate for lost income and expenditure on the provision of improved facilities for customers and the investment in improved landscaping of the park.

2.0 Application Particulars

2.1 The following plans and particulars accompany this planning application:

- 001 Location Plan
- 002 Site Plan as Existing
- 003 Amenity Block – As Existing / As Proposed
- 101 Site Plan – As Proposed
- 102 40x14 Lodge Style Caravan – Indicative Floor Plans and Elevations
- 103 40x20 Lodge Style Caravan – Indicative Floor Plans and Elevations
- 104 Overview Site Plan as Proposed

- Planning and Design and Access Statement (This document).

- Transport Statement by Local Transport Partnerships

- Landscape Assessment by Mark S Feather

- Ecological Appraisal prepared by Rod Strawson of Ecology and Forestry Ltd

3.0 Site Location and Description

- 3.1 The existing leisure park is well established and comprises a mixture of static caravans, seasonal touring pitches and casual touring and tent pitches. The existing caravan park is located to the east of Staxton/Willerby settlement adjacent to the Staxton Roundabout (A64) and is accessed from the A1039.
- 3.2 For the purposes of planning, the site is located in the open countryside.

- 3.3 The site is located in Flood Zone 1 (low risk). Furthermore, the site does not suffer from any known surface water drainage problems.
- 3.4 The existing park and the development areas proposed by this planning application are located within a Policy SP13 Area of High landscape Value – The Yorkshire Wolds. That said, the park and the proposed development areas benefit from good levels of screening, increased as a consequence of £10,000 worth of recent additional tree planting.
- 3.5 The proposed reorganisation and expansion proposals are located to the south side of the existing park, including in an existing area of the park developed with touring caravan pitches.

4.0 The Proposals (Design and Access Statement)

- 4.1 The application comprises a full planning application for the following proposals: -
- (a) Retention of 1no. static caravan for holiday occupancy (retrospective);
 - (b) Change of use of land for the retained siting of a caravan for use as an amenity; facility (toilets, showers, laundry and plant room) (retrospective);
 - (c) Change of use of land for the proposed siting of touring caravans (29no.), and
 - (d) Change of use of land for the proposed siting of lodge style static caravans (17no.).
- 4.2 Please note that although the total number of proposed holiday units is 47no. (29no. touring caravans + 18no. static caravans), the net increase is only 28(no.), because we are locating 19 pitches which already benefit from planning permission under reference 11/00079/FUL.
- 4.3 All caravan units will meet the statutory definition of a caravan and will be laid out in accordance with Ryedale District Council's site licence conditions for touring and static caravan sites.
- 4.4 The new development will be located in the fields located directly to the south of the existing caravan park. There are some existing touring caravan pitches in one of these fields. These will be relocated to a new area and will be replaced with static caravans – Please refer to drawing 101 for details of the proposed site layout.
- 4.5 Access will be from the A1039 using the existing established access serving the park.
- 4.6 Foul and surface water will discharge to existing site systems.

- 4.7 There is a significant amount of existing tree and hedge planting in place already which helps to screen the new areas of land proposed for development. This will be supplemented by additional tree and hedge planting. Please refer to Drawings 101 and 104 and the Landscape and Visual Impact Assessment by Mark S Feather for details of the existing and proposed landscaping scheme.
- 4.8 The roads, caravan pitches and car parking spaces will be constructed of a crushed stone material.

5.0 Planning Statement

- 5.1 Applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan

- 5.2 The existing Development Plan comprises of The Ryedale Plan –Local Plan Strategy (2013), the Sites Document (2019) and the Proposals Maps 2019.

The Ryedale Plan – Local Plan Strategy (2013)

- SP1 General Location of Development and Settlement Hierarchy
- SP8 Tourism
- SP9 The Land-Based and Rural Economy
- SP12 Heritage
- SP13 Area of High Landscape Value
- SP16 Design
- SP19 Presumption in Favour of Sustainable Development
- SP20 Generic Development Management Issues
- SP21 Occupancy Restrictions

National Planning Policy Framework, 2019

- 5.3 The updated Framework was updated in 2021 and is a material planning consideration.
- 5.4 Paragraph 8 of the NPPF sets out that there are 3 dimensions to sustainable development: economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The proposals are considered to comprise sustainable development in relation to all 3 dimensions. They will enable an existing, well-established holiday park to offer an additional number of units of holiday and visitor accommodation, without harm to the local environment (natural and built) and without causing adverse effects on local residents. Additional holidaymakers would be likely to spend money in the

local area with positive multiplier effects for other local businesses. The proposals will have no significant impacts on protected species or their habitats, or on heritage assets.

- 5.5 The proposals accord in particular with Paragraph 84 of the NPPF, which states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, including sustainable rural tourism and leisure developments which respect the character of the countryside.

6.0 Key Issues

- 6.1 The keys issues in relation to this application proposal are considered to be as follows: -

1. Planning Policy and Principle (Including Location, Accessibility and Sustainability).
2. Design and Landscape Character / Visual Amenity
3. Neighbour Amenity
4. Access, Parking and Highway Safety

7.0 Planning Policy and Principle (Including Location, Accessibility, Sustainability and Scale of Development).

- 7.1 The proposals comprise the change of use of land for the siting of holiday caravans (touring and static caravan pitches), and an associated amenity block. One of the static caravans and the amenity block have already been developed and so these elements of the application are retrospective. The principle of the development accords with Policy SP8 of the Local Plan Strategy which support a wider choice of tourist accommodation available in the District.

- 7.2 The application site is located in the open countryside, outside of the defined developments of any settlement. The site does however comprise an existing, well-established and well-screened holiday park located close to Staxton/Willerby settlement. There are several services and facilities in the immediate locality, including a filling station with shop and a fish and chip restaurant (150-200m), The Spital Inn (190m), and the Hare and Hounds at Staxton/Willerby (850m). There are also a larger number of services and facilities at Seamer/Crossgates (4km), including a railway station and a supermarket. The site is therefore sustainable and has good accessibility and so the proposals are considered to be acceptable in relation to Policies SP1 and SP19 of the Local Plan Strategy, which seek to direct development to sustainable locations.

- 7.3 The scale of the development is considered to be acceptable. The red line area includes part of the site which already has consent for the siting of 19no. touring caravans (Planning Ref: 11/00079/FUL), so the overall net gain is 28no. units. The

proposed mix of touring and static caravan pitches will be in keeping with the character of the park.

8.0 Design and Landscape Character/Visual Amenity

8.1 The park expansion proposals are located in the Policy SP13 Area of High Landscape Value (The Yorkshire Wolds). Whilst there is a slope up to the proposal site, there are good amounts of hedgerow and tree planting in place. These work to soften the impact of built form when the site is viewed within the wider landscape. There are no public rights of way in close proximity to the site other than a footpath which runs directly through the existing developed northern part of the park. Any views of the expansion area from this point would most likely be screened by the presence of the existing caravan park and the within site trees and hedgerows. Views of the proposed expansion area are likely to be restricted to much longer distance views from the frontage highways located to the north. Any views from the high ground to the south are likely to be filtered and screened by the large scale Staxton Brow plantation. The park operators have invested £10,000 in additional landscape planting and additional supplementary planting is also proposed by this application – see Drawings 101 and 104 for details. Taking account of the topography and existing and proposed screen planting it is considered that the proposals can be satisfactorily accommodated within the Yorkshire Wolds Area of High Landscape Value, in accordance with Policy SP13. The application is supported by a Landscape and Visual Impact Assessment by Mark S Feather which confirms that the application site is in fact well screened by a combination of topography and existing landscape planting. This report sets out proposals for additional planting and this has been incorporated onto the proposed layout plan.

9.0 Neighbour Amenity

9.1 There are no third party neighbours within close proximity of the application site to be affected by the application proposals, so whilst there will be some increase in traffic movements and activity within the park, this would be unlikely to have any harmful effects on local residential amenity.

10.0 Access, Parking and Highway safety

10.1 There is a good quality existing vehicular access serving the site from the A1039 Main Road to the North, which has acceptable visibility in both directions, inclusive of a right-hand turning lane into the park. The application proposals are for an additional 47no. units (net gain of 28 given the presence of the existing / approved touring pitches – Ref: 11/00079/FUL). This scale of development would not be expected to generate significant amounts of traffic by any means. The proposals include the provision of an off-street car parking spaces to serve each of the pitches and pods and there is safe space within the site to turn and manoeuvre.

10.2 In its pre-application response the local planning authority provided a response from National Highways. They have advised the submission of a Transport Assessment or Transport Statement to accompany the planning application. We refer you to the accompanying report by Local Transport Partnerships.

11.0 Conclusion

11.1 The proposals comprise a modest scale expansion (net gain of 28no. caravan pitches) of the existing well-established leisure park, the principle of which is acceptable and supported by the Local Plan Strategy and the NPPF, providing additional accommodation for visitors to the area at a sustainable and accessible location.

11.2 The finer details of the proposals are also acceptable, notably design, landscape impact and access and highway safety, as confirmed by the supporting Transport Statement and Landscape Assessment.

11.3 It is hoped that officers will support this planning application. Please do not hesitate to contact us should you require any additional information or clarification on any matters.

Yours sincerely

EDWARDSON ASSOCIATES

