

## Design and Access Statement

NYMNP A

23/07/2019

### Installation of 30 Family Camping Pods and Associated Car Park York House Caravan Park, High Hawsker, Whitby YO22 4LW

#### Application Site

The application site (edged red on plan below) forms part of the well established York House Caravan Park on the southern edge of High Hawsker. Planning permission (NYM/2011/0506/FL) was granted for the use of the application site as a 'camping field' in 2011.



The application site slopes down from south to north and is bounded by woodland to the north and west, a recently consent area of static caravans to the east and a further '28day rule' camping field and amenity block to the south.

#### Amount

Planning Consent is sought for the use of current camping field for 30 Family Camping Pods and associated car park.

**Scale/Appearance**

The Family Pods will have the following external dimensions: 2.83m (w) x 4.77m (l) x 2.6m (h) and will be capable of accommodating up to five persons. The Pods are manufactured from timber but make use of Decra Oberon steel tiles on the roof.

The Proposed Site Plan submitted with the application , shows how it is proposed the pods will be arranged on the application site – extract below



The manufacturer’s Camping Pod Brochure ( also submitted with the application), provides more details and images of the Pods. Extract below



**Access**

All vehicular and pedestrian traffic to the Pods will be via the existing site access and egress points for York House Caravan Park. A car parking area will be provided to the south of the Pods that will be capable of accommodating approx. 30 cars – 1 per Pod. Additional planting is proposed around the northern and western edges of the proposed car parking area.

the  
pod

NYMNP

23/07/2019

The Overnight  
Sensation



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Castle Ward Camping  
Downpatrick, County Down



## Contents

## Welcome to the Pod

You are now looking at the unrivalled 'original and best' in providing what has been dubbed as 'glamorous camping'. The Pod is now established as an exceptionally popular, flexible and convenient destination for those looking for that 'free and easy' few days away. Designed and built to last, the Pod is able to open up new revenue streams like no other form of accommodation - seasons are extended, wash-out weekends eliminated and 'interesting' under-utilised parts of a 'site' can be brought into life with the addition of these elegant wooden structures.

The 'natural habitat' of this charming innovation has evolved to include the grounds of hotels, hostels, B&B's and public houses right through to campsites and holiday parks with agri-tourism, a few zoos, fishing lakes and nature reserves added for good measure. We have developed a range of Pods to cover both the practical demands of the operator and the expectations of the customer. So, if you think the Pod will fit in to your world, please read on!

Corse Bank,  
Dumfries & Galloway




"Enjoy the great outdoors, indoors..."



**STANDARD**  
*pod*<sup>™</sup>

Where it all began...  
**The Standard Pod**

**Dimensions**  
**External**  
2.56m (8ft 4in) x 3.94m (13ft)  
**Internal**  
2.32m (7ft 7in) x 2.70m (8ft 10in)  
**Head Room**  
2.1m (6ft 9in)  
**Sleeps**  


Great for couples and families with younger children. The Standard Pod is where it all began - this warm, secure and affordable camping hut has been providing shelter for cyclists, walkers and campers since 2007. Best teamed up with the Family Pod to Offer maximum booking flexibility.

Woodside, Ledbury

[www.thepod.info](http://www.thepod.info)




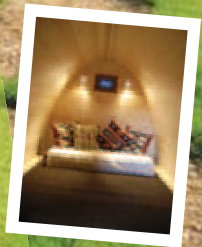
**FAMILY**  
*pod*<sup>™</sup>

A popular Pod...  
**The Family Pod**

Hillcrest Park,  
Richmond, North Yorkshire

Our most popular model - the Family Pod is a really versatile space providing 50% more floor area than the Standard Pod. The Family Pod provides the best return on investment and is spacious enough for operators to add simple furnishings where it is desirable to enhance the customer experience.

**Dimensions**  
**External**  
2.83m (9ft 3in) x 4.77m (15ft 7in)  
**Internal**  
2.66m (8ft 8in) x 3.52m (11ft 6in)  
**Head Room**  
2.2m (7ft 2in)  
**Sleeps**  






A selection of the major organisations to have invested in Pods



Not just a UK phenomenon, see where else Pods are being operated: Republic of Ireland, France, Luxembourg, Holland, Germany, Canada, Switzerland, New Zealand, USA, Italy, Spain, and Portugal...

# The BIG Picture

## The Pod is still No 1. because...

- We use premium materials and refined construction throughout
- We have international distribution
- We invest in sustained advertising
- We generate significant media coverage
- Over 80,000 Pod stays last year
- Over 600 Pods operational in the hire/rental market
- Over 150 sites in UK alone
- Annual 100,000+ unique visitors to [www.thepod.info](http://www.thepod.info) website



Eskdale, The Lake District

# The Great Escape The MEGA Pod

The MegaPod brings lodge-style luxury at a truly affordable price that is suited to either private ownership or commercial operation. This modest sized, but versatile structure has a real 'wow' factor, all the fitting-out is 'domestic quality' to ensure the comfort and enjoyment of both guests and owners. The two versions vary simply in that the MegaPod-S is provided with a very classy 'yacht' type luxury wet room with shower as an alternative to the washroom in the standard MegaPod.

### Dimensions

#### External

3.14m (10ft 3in) x 5.40m (17ft 0in)

#### Internal

3.00m (9ft 8in) x 4.37m (14ft 4in)

#### Head Room

2.2m (7ft 2in)

#### Sleeps

Sleeps



Upwood Park is located at Howarth in the West Yorkshire Pennines and they invested in five megaPods in the early part of 2011.

As well providing an ideal complement to the Standard and Family Pods on the site the additional comfort levels provided by the MegaPod's mean they are 'booked up' from Easter to October, the festive period and most 'out of season' weekends.

Upwood Park, Howarth, Yorkshire



affordable lodge-style luxury



# MEGA Pod-S

## Interior

The MegaPod can also be supplied as a 'suite' where the kitchen is replaced by a wardrobe and a hot drinks point. (This classifies as ancillary accommodation).

There is an option to install an electric under-floor heating system. The MegaPod can be constructed on a galvanised twin axle chassis if greater portability is required.

We do not supply a decking panel with this size of unit.



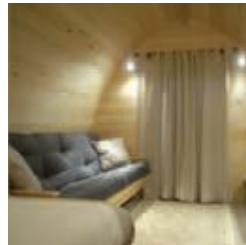
Wetroom



West Stow, Suffolk

West Stow Pods first opened their MegaPod-S doors to guests back in early 2013. Bookings were strong from the start which has justified adding two further units to the original pair as the interest and appreciation of the 'boutique' experience grows.

These MegaPods are located in a wooded area in the grounds of a private house not far from the Anglo Saxon village recreation near Bury St. Edmunds in Suffolk. The MegaPod-S is technically a self-contained 'mobile home' so planning permission was required for the development. West Stow is proving to be a touchstone for a number of small private 'hospitality' developments around the country where a suitable location and the other necessary ingredients are to be found.





## MEGA Pod

The Falcon Inn Pod 'Village' is situated mid way between Scarborough and Whitby on the edge of the North York Moors National Park and enjoys panoramic coastal views from its elevated location. The Pod village forms an addition to a popular 'gastropub' that has previously operated a small seasonal campsite. In this case the owners have gone the extra mile and laid out eleven Pods in a specially created landscaped garden setting which complements the high standards set by the Inn.

Falcon Inn Pod Village, Scarborough

[www.thepod.info](http://www.thepod.info)

### Delivery Solutions

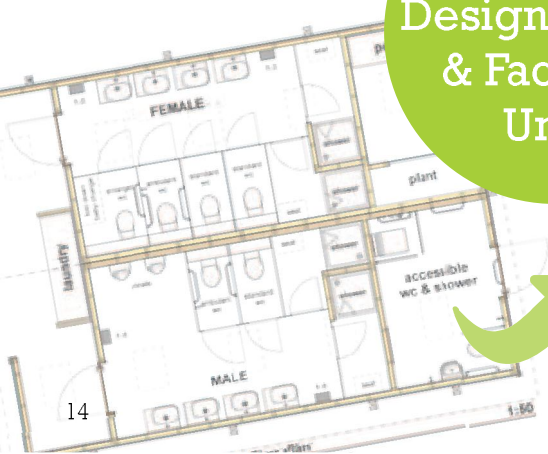
Our standard method of delivery is by trucks equipped with typically 14m c-c hydraulic cranes. Sometimes a location will dictate different methods of delivery and years of experience in overcoming access 'difficulties' means we can advise various practical and economic solutions to realising your project

As easy as...

- 1
- 2
- 3



# Bespoke Design & Build & Facilities Units



Colonial Style Garden Room,  
Broadoak Country House Hotel, Windermere



With many years experience in high-end lodge manufacture our dedicated design and build team can partner you on your project to help realise your ambition. Talk to us about what you want to offer and we can work with you from design to delivery to create something truly unique.



# Contact Us

W: [www.thepod.info](http://www.thepod.info)

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