

Yorkshire Office: The Old Vicarage, Victoria Square, Lythe, Whitby, North Yorks,
YO21 3RW,

NYMNPA

27/05/2020

Email:

Date: 26th May 2020

Planning Department
North York Moors National Park Authority

Via Email

Dear Planning Department,

**Application for use of land for the siting of 20 no. tents and 10 no. glamping pods,
construction of ancillary building and creation of associated access and parking at land – Your ref
NYM/2020/0278/NEW - west of Newton House Lodge, Lousy Hill Lane, Littlebeck**

Further to your letter concerning the above dated 24th May 2020 and email dated 22nd May 2020,
please find attached floor plan and elevations of the proposed ancillary building attached to this
email.

Please note that in producing these drawings the dimensions of the building have been reduced from
10 x 5 m to 10 x 3m and this therefore replaces the information in paragraph 5.10 of the Design and
Access Statement dated May 2020.

If you have any queries or require any further information, please contact me on the above email
address:

Yours sincerely,

Andrea Long
BSc Hons MRTPI

Director

1. Introduction

- 1.1 This statement has been prepared on behalf of Laura Forster, in support of a planning application for a change of use of agricultural land to form glamping and camping site, car park and associated ancillary building, located west of Foss Lane, Little Beck, nr Whitby.
- 1.2 The statement describes the site and surrounding area, considers the planning history of the site, the relevant national and local planning policies together with any other material considerations relevant to the determination of the application.
- 1.3 This statement acts as the Design and Access Statement and the Heritage Statement (as identified under the North York Moors National Park Authority Local List criteria).

2.0 Location of Site and Description of surroundings

- 2.1 The site comprises two agricultural fields located just west of Foss Lane, some 700m south of its junction with the B1416 in the Parish of Sneaton. The B1416 itself leads directly to the main A171 Whitby to Scarborough Road. The closest settlement is Littlebeck which is approximately 1.5km to the North East of the Site. The site is within 1000m of the entrance to the Woodsmiths Mine operated by Sirius Minerals. The site is 700m north of Falling Foss Tea Rooms and Waterfall which is a popular tourist attraction.
- 2.2 The two adjoining fields are linked via an existing agricultural gateway and both are currently grassland. The southern field has an existing agricultural access onto Foss Lane.
- 2.3 This northern field - NZ8804 8720 will be used as the campsite and is approximately 1.59 hectares. The southern field (NZ 8804 8803) is approximately 0.70 hectares.
- 2.4 The land immediately to the south is a mix of agricultural buildings in active agricultural use by the applicant's family and a range of former farm buildings that have been converted to tourist

accommodation which are owned and operated by the applicant's family as Newton House Farm Holiday Cottages. The farmyard and more modern agricultural buildings situated to the south of the application site comprise a working farm operated by the applicant's family.

- 2.5 The closest permanent residential dwellings to the application site are Newton House and its outbuildings (known as The Coach House) which are both listed buildings (Grade II), which lie approximately 300m to the south west of the southern field, and Newton House Lodge (unlisted) which is located just north east of the site to the east of Foss Lane. There are two additional modern dwellings (Newton Haye and Newton Croft) located to the south west of the farmyard adjacent to the access road to Newton House.
- 2.6 The North Yorkshire Moors Caravan and Motorhome site is located 300m to the east of the site and is accessed from May Beck Farm Trail.
- 2.7 The northern field is surrounded on two/three sides by existing woodland and slopes down to the south west and affords views across the valley. There are a number of footpaths and bridleways in the area including just to the north of the site. The southern field is relatively flat.
- 2.8 The predominant character of the area is an agricultural landscape characterised by large fields of grazing, substantial blocks of woodland and clusters of farm buildings. Both fields are currently used for grazing.

3. Description of Proposed development

- 3.1 The proposal is to create a camping and glamping site using the northern field as the campsite and the southern field as car parking to service the campsite but also to provide overspill car parking for the Falling Foss Team Rooms. Up to 10 glamping pods are envisaged and these will be spaced out along the western and eastern boundaries of the northern (camping) field to take advantage of the woodland setting and back drop.

- 3.2 The southern part of this field will be available for campsite use with people bringing their own tents. There will be no permanent tents on site.
- 3.3 There will be one ancillary service building which will consist of toilets, shower block and small kitchen area. This will be available to all users.
- 3.4 Access to the site can will be gained by utilising the existing agricultural gateway entrance to the southern field from Foss Lane.
- 3.5 The southern field will be used for parking to service both the pods and tents. Where possible, visitor luggage will be dropped off by visitors' own vehicles at the appropriate pod or tent and then vehicles will be parked in the southern field in the designated parking area. If necessary, luggage will be transported by the site operators using 4x4 or quad as required.
- 3.6 The southern field is also used for overspill car parking during the day at peak periods for the Falling Foss Tea Room.

Hours of Operation

- 3.7 The Tents will be restricted to the main holiday season – April to October. However, use of the glamping pods could be all year round, subject to demand and the applicants would be willing to accept a 1 month rest period in the winter to enable site maintenance to occur consistent with NYMNPA policy

Mode of Operation

- 3.8 The site will be operated by the applicant (and assistance from her family) with the possibility of the creation of one additional seasonal cleaning job once operational. There is already an adjacent holiday cottage business operated by the family, however the glamping and camping is likely to be marketed separately, but under the umbrella of Newton House Farm Camping and Glamping.

4. Planning History

- 4.1 There is no previous planning history for the application site itself. As mentioned above the former farm buildings adjacent to the southern field have been converted to holiday accommodation approved under Application Number 40342524 in 1998.
- 4.2 Pre-application advice was sought for the proposal and the Authority's advice is contained in a letter dated 21st October 2019. The advice has been incorporated into this proposal.

5. Design and Appearance of Proposals

- 5.1 The proposal seeks to install up to 10 glamping pods (see Appendix 1) in the camping (northern) field. The 10 pods will be laid out in two groups along the eastern and western boundaries of the northern field. The 4 ensuite pods will be laid out in a line along the western boundary of the site just inside the boundary in front of the woodland. (See Layout plan in Appendix 2)
- 5.2 The second group of pods will be laid out in a line along the eastern boundary of the camping field close to the field boundary and just in front of the woodland area. The ancillary building will also be located at the most southern point of this boundary (see Appendix 3). Each pod will be orientated so that the rear of the pod backs onto the boundary and the front of the pod looks over the camping field and down towards the valley below.
- 5.3 Both sets of pods and the ancillary building will then be read against the woody backdrop provided by the woodland located to their rear.
- 5.4 The northern boundary of the camping field will be left open and will afford views across the field and the wider valley beyond.

Glamping pods

- 5.5 Each pod will be a boat shaped/oval wooden structure with steel bases and lightweight tiled roofs. All pods will have Electricity for LED lighting, underfloor heating and electrical sockets. They will each be fitted with a double bed frame and mattress, mini fridge and a kettle and solar lights.
- 5.6 Four of the pods will have en-suite shower rooms, consisting of toilet, wash basin and shower cubicle. Waste from the ancillary building will go into a tank under the building which will be emptied when required and transported off site.
- 5.7 The standard pods will be 2m x 4m and the larger pods will be 2.5m x 5m. All pods will be 2.5m high. (Measurements are approximate). Each pod will have a small outside light over the door, which will be down lit. Each pod will have its own small outside area of wooden decking to allow occupants the opportunity to enjoy the open countryside views.

Tents:

- 5.8 The number of tents will be 20 as a maximum and they will be arranged close to the southern boundary of the camping field. There will be no permanent tent structures on site and this part of the site will be clear when no tents are booked in.
- 5.9 The tents will not be formally marked out but will be encouraged to be erected along the south eastern boundary of the camping field.

Ancillary Building/Toilet/Shower Block

- 5.10 The proposal includes the erection of an ancillary building which will act as a toilet and shower block for both the pods and the tents. The building will be a maximum of 10m x 5m x 2.5 (max. height) and will be constructed of a steel frame with wood

cladding. The entrance to the building is via a wooden ramp with wooden handrails. The cladding will be the same natural wood as the camping pods to assimilate it into its surroundings. It will have an electrical supply for heating and motion sensor lighting. (See Appendix 3)

- 5.11 The building will provide 4 toilet cubicles, four showers and a utility room with sink and work surface. Each shower and toilet cubicle are accessed from separate outside doors.
- 5.12 The waste will be collected in a buried waste collection tank which will be emptied as required.

6. Access and Parking

- 6.1 It is proposed to create a short track from the entrance gateway to the parking area which will be constructed from crushed hard core. There is sufficient room for enough car park space to easily serve the glamping pods and the tents plus any overspill from Falling Foss that may be required.
- 6.2 There will be no other buildings or structures erected in the camping field.
- 6.3 The site will be accessed from the existing field gateway from Foss Lane. The entrance is approximately 700m north of Falling Foss Tea Garden located in the grounds of Midge Hall, a tiny cottage at the top of the of the popular Falling Foss Waterfall. Falling Foss is a popular tourist attraction and at peak times there can be issues associated with car parking on Foss Lane itself which cause damage to the verges, congestion and blocks the farm access, along with conflict with agricultural vehicles.
- 6.4 The southern field has been used on occasion for overflow car parking for Falling Foss and would continue to do so to try to minimise the incidence of on street and on verge parking in the area.

Public Footpaths and Bridleways

- 6.5 The application site is well located in terms of public access and the rights of way network. Just over the wall at the north eastern boundary of the camping field is a public footpath 30.7/034 which leads to Littlebeck in the north. This footpath affords views down the valley which would be maintained by the proposed layout of the camping pods down along the sides of the camping field rather than across the top. If heading south the footpath crosses Foss Lane (itself a bridleway – 30.7/201) and joins up with another footpath which heads further south east 30.7/037 towards the disused quarry at May Beck.
- 6.6 There are other paths close to Newton House 30.7/038 and 30.50/200 which connect Little Beck to the north with Falling Foss Waterfall to the south. This route is part of the long distance Coast to Coast Route. (See Appendix 4 for Rights of Way)

7. Heritage Issues

- 7.1 The site does not lie within a designated Conservation Area, however there are two listed buildings and one listed monument within 200m of the southern field to be used for car parking. The buildings are situated approximately 300m as the crow flies from the nearest proposed glamping pod. Both are located outside of the application site and are not in the ownership of the applicant or her immediate family.
- 7.2 The two buildings are Newton House and its own outbuildings 18 metres to the north west of Newton House, which are separately listed but both Grade II. There is also an obelisk and well head located 150m to the north west of Newton House which is separated from the southern (parking) field by fencing and nestles inside a small wooded area.

What is significant about the heritage asset?

- 7.3 **Newton House** is a small country house with garden walls constructed in c.1800 with late C19 and C20 alteration. It is constructed of Herringbone-tooled sandstone on plinth, with

bordered herringbone-tooled lintels, with slate roofs and herringbone-tooled garden walls.

- 7.4 The house interior consists of a central-stair hall plan, two rooms deep, with flanking cross wings. Notable interior features include a single storey lean to outbuilding with a 6-panel door in pilastered doorcase in Roman Doric prostyle porch with triglyph frieze and moulded cornice. The garden walls which are noted in the listing are of varying heights, stepped up and raked in places, with flat coping. There is a single opening in the right wall which has a round arch of radiating voussoirs. In a rear room to the right of the entrance passage, a double-arched fireplace survives.
- 7.5 **Newton House Outbuildings** consist of a stable block and attached walling approximately eighteen metres north-west of Newton House, a Coachman's house, stables, carriage house and attached yard wall. The complex is now known locally as the Coach House and was constructed in the early C19 with C20 alterations. It is also formed of herringbone-tooled sandstone with slate roofs, and a herringbone-tooled sandstone yard wall. There is a segmental archway in centre, with key block and imposts, blocked with C20 glazed screen. Flanking bays have C20 doors in original openings with herring- bone-tooled lintels. Over a centre window is a rectangular sundial with partly defaced Latin inscription. Radial glazed oculus in pedimented attic. The yard wall attaches to the rear gable end of carriage house and is stepped and raked in places, with flat coping, which is interrupted opposite the house door by gate piers with "Gothick" caps. The wall continues around end of stable block, curving round at front to form small yard.
- 7.6 **Obelisk and Wellhead** is approximately one hundred and fifty metres east of Newton House. It is believed to originate around 1882 and is constructed of tooled sandstone and sandstone ashlar with timber sluice gate and is shaped square. The well head is a stepped plinth below a tall die with an overhanging flat cap, surmounted by the obelisk. The east and west sides carry long Latin inscriptions and the Ionas Browne and the characters LXXXII are visible. The obelisk said to commemorate the transformation of moorland into a pleasure garden.

- 7.7 When constructed Newton House, its outbuildings and grounds would have been a significant feature in this landscape with practically no other buildings or structures visible for some considerable distance across the valley. The buildings construction uses traditional form and local materials although the herringbone tooled sandstone is less common.
- 7.8 Its significance as a grand building in its own grounds with a wide valley setting has been eroded over the years not least with the constructed of the farm buildings that now constitute Newton House Farm but also more recent C20th century development in the form of residential dwellings (Newton Haye and Newton Croft). The entrance and access to Newton House is now via the farmyard and past the converted outbuildings that now form the holiday cottage complex. Newton House sits within a mature treed setting and views towards it from the approach along Foss Lane are interrupted by the trees but also as you come closer by the farm buildings that constitute Newton House Farm.
- 7.9 Newton House and Newton House Farm are in separate ownerships.
- 7.10 The significance of the obelisk and the well head which it is believed were constructed to mark the enclosure of part of the moorland into a pleasure garden has also eroded over the years. The land is in separate ownership to Newton House and is owned by the applicant's family. The obelisk itself is partially obscured from Foss Lane by a stone wall and is also divorced from Newton House by intervening woodland and boundary fencing.

What works are proposed?

- 7.11 There are no physical works proposed to either Newton House, the Coach House, its outbuildings, curtilage or to the obelisk and wellhead. All lie outside of the application site. The obelisk is the closest heritage asset to the application site, being adjacent to the southern field which will be used for parking. There are no physical works proposed to the southern field to enable the parking that would affect the heritage asset.

What impact do the works have on the part of the heritage asset affected?

7.12 There is some low level risk of impact upon the setting of Newton House and the Coach House when viewed from the public footpath network, particularly the footpath located just north of the boundary of the camping field. Views from a high point down across the valley towards Newton House at the bottom will be remain largely unobscured. There are no substantive views of Newton House or the Coach House from Foss Lane as they are obscured by mature trees delineating the boundaries of the camping and parking fields and the intervening farm buildings of Newton House Farm.

7.13 The principle impact would be the outward views from Newton House Farm and The Coach House up the valley towards the camping field. The ground levels in the camping field are undulating with a flat area at the southern extremity where the tents are proposed to be located and therefore views are interrupted by the rolling landform.

How has the impact of the proposal been minimised?

7.14 The proposed layout of the pods is to space them in front of the wooded areas so that they are read against a wooded backdrop. The most northern part of the field and the centre of the field are proposed to be kept clear of pods or tents so that unimpeded views down the valley from the public footpath and up the valley from Newton House and the Coach House remain largely uninterrupted. No physical works are proposed in terms of changing surfacing to the camping field. The ancillary building is proposed to be timber clad to assimilate it into the woodland behind thereby minimising its visual impact. The camping activity will be taking place over 300m away from the heritage assets with only the car parking being close to the obelisk, which is shielded existing fencing and its location within the small woodland.

7.15 Taking the above into consideration it is concluded that the significance of Newton House and its outbuildings has been eroded since its original construction by the later additions that comprise Newton House Farm (outbuildings, farm buildings and two 20th century residential dwellings. There are no physical works proposed to any heritage asset and the proposal consists of low impact tourist accommodation located over 300m from any heritage asset. The impact on the adjacent Listed Building is considered to be less than substantial harm and the impact is not permanent nor is it irreversible. The resulting level of harm is not to the Listed Building itself but potentially to the public appreciation of it although there are few opportunities for this. Therefore, the proposal should be considered acceptable.

8. Other Designations/Constraints

- 8.1 The application site lies outside of any European or National Wildlife Designations. The camping field is close to the boundary of the North York Moors Special Protection Area (SPA) /Special Area of Conservation (SAC) but lies outside of it. The SPA and SAC are designations that cover over 44,000 hectares of the North Yorkshire Moors.
- 8.2 The Annex I habitats that are the primary reason for the SAC designation are M16 – *Erica teralix* – *Sphagnum compactum* wet heath which is the second most extensive vegetation type and is predominantly found on eastern and northern moors where soil is less free draining. The camping field is immediately adjacent to part of the SAC designation; however, the area of land is a small block of woodland not a moorland.
- 8.3 The SPA is a designation made under the European Birds Directive and the two principle species that the area is designated for are Golden Plover and a member of the raptor family – *Falco columbarius*. Both species are noted as having secure populations.

8.4 The application site is not within an area of land known to be or suspected to be contaminated. The site is greenfield.

9. Flood Risk Assessment

9.1 The NPPF indicates that a Site-specific Flood Risk Assessments (FRA) are required for any development located within Flood Zones 2 or 3. In Flood Zone 1, an assessment should accompany all proposals involving sites of 1 hectare or more. The application site is 2.08 hectares as is involves works development within two separate fields. The purpose of the FRA is to identify the level of flood risk to a property or site. This helps to identify the measures (*if any*) that are necessary to make a property or site safer. When determining planning applications, local planning authorities should be satisfied that the proposed development would not increase flood risk elsewhere.

9.2 This assessment has been formulated in accordance with the National Planning Policy Framework (NPPF) 2019 and NPPG (2015) and it is to be used to assist the NYMNPA and the Environment Agency when considering the potential flood risk implications of the proposal. proposal in terms of flood risk flooding issues of the proposed development as part of a planning application.

9.3 According to the Environment Agency's flood risk maps (see Appendix X) the entire application site lies in Flood Zone 1. It is only the site area that has generated the need for the assessment not any concerns over the current or future flood risk in the area. n Flood Zone 1 is commonly described as being at low risk of flooding. The proposed glamping pods, ancillary building, car park and access are all within Flood Zone 1.

Sequential Test

9.4 The NPPF seeks to take a **sequential** approach to directing all development to sites with the lowest risk of flooding and the proposal is consistent with that approach as it falls within Flood Zone 1. This is known as the **sequential test**. The Sequential Test

ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones as refined in the Strategic Flood Risk Assessment for the area provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the **Exception** Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the **Exception** Test if required.

- 9.5 The Sequential and **Exception** Tests in respect of flooding are not applicable to minor development which are defined as having a footprint of less than 250 sqm. The regular Glamping pods are approximately 8 sqm and the ensuite glamping pods are 12 sqm respectively which is below that threshold. The ancillary building will be approximately 50 square metres. Even when the floorspace of the pods and the ancillary building are added together collectively the total floor space is in the region of 140 square metres which is below the threshold. The parking area is to be constructed of crushed hardcore, which is porous.
- 9.6 However, paragraph 33 of the Planning Practice Guidance states that the change of use to a caravan, camping or chalet site, does require the sequential test to be applied.
- 9.7 The location of the whole site is within Flood Zone 1. The siting of the glamping pods and the ancillary building in the northern field was specifically chosen to enable visitors to the pods to enjoy the views down across the valley, afforded by their location. The field slopes north to south with a plateau at the top. The glamping pods are spaced out along the sides of the field rather than along the top (as this was advised against at pre-application stage due to potential landscape impact). The closest water course to the

application site is Littlebeck which is approximately 500m away at the bottom of the valley. It is approximately 600m from the glamping pods but the land rises upwards towards the application site.

- 9.8 The pods and the ancillary building will be on site for most to the year – they may be removed for a month each year for cleaning purposes. The tents will only be in site on a temporary basis and will only be erected during the summer months – May to September. The tents will not be permanently sites – they will be the property of the visitor and will be taken down and removed at the end of the visitor’s stay on the site. Whilst not specifically covered in Table 2 of the Environment Agency’s Flood Risk Vulnerability Classification, the Glamping pods are likely to be in the same ‘More vulnerable’ category as sites used for holiday or short-let caravans and camping.
- 9.9 The Environment Agency’s Table 3 'Flood Risk Vulnerability and Flood Zone Compatibility' states that 'More Vulnerable' developments require an Exception Test, after having applied the Sequential Test. According to the table, Development of this kind in Flood Zone 1 would be ‘appropriate’ in Floodrisk terms and the proposal therefore satisfies the sequential test and there is no need to search for a sequentially preferential site.

Exception Test

9.10 There are specific elements to the Exception Test:

- 1) Will the proposed development provide wider sustainability benefits to the community which outweigh the flood risk to and from the proposed development?**

9.11 To be clear the Floodrisk attributed to the proposal in its proposed location is negligible. It is located within Flood Zone 1 in its entirety and at the top of the valley slope. The operation of the camping and glamping site presents a number of wider sustainability benefits to the local community including the positive economic and social sustainability outcomes of local employment,

opportunities for visitors to enjoy the area and visit other attractions, use of the footpath and long distance trail network and the potential to provide a solution to current parking issues on Foss Lane.

- 9.12 One of the key objectives of the National Park is to support the tourism and recreation sector, strengthen and diversify the local economy, promote healthy and sustainable communities and encourage opportunities for understanding and enjoyment of the Park. This application provides opportunities for visitors staying at the site to do just that including quiet recreation within the countryside.

2) Will the proposed development remain safe over its lifetime (taking into account the vulnerability of the proposed users) without increasing flood risk elsewhere?

- 9.13 The glamping pods are located in an elevated position above the surrounding valley and at least 500m from the closest watercourse and therefore, even in the event of an extreme flood, is unlikely to be affected. This is underlined by its identification in Flood Zone 1. During expected peak river flows in the winter months the Glamping Pods are less likely to be in use and the tents will not be use.

- 9.14 The site has been in the applicant's family for some considerable time and the river has never flooded to a point that it would be anywhere near the proposed development as it would require floodwater to travel at up a slight incline.

3) Will it be possible for the development to reduce flood risk overall ?

- 9.15 Given the size and nature of the glamping pods and the ancillary building, the amount of surface run-off is considered to be small scale and there is therefore limited scope to reduce flood risk overall within the parameters of this application. However as

indicated earlier the likely of flooding of the camping field is low given the following:

- The camping field is 500m from the closest water course which is Little Beck.
- The camping field is located at the top of the valley
- The whole site (and most of its surrounding fields) is located in Flood Zone 1
- The tents will only be on site in the summer months and will not be present on site during the periods where flooding is most likely
- There are 10 glamping pods proposed as a maximum and are unlikely to result in increased run off elsewhere
- The application site has not flooded in the living memory of the applicants' family who have been the landowners for some years.

National and Local Planning Policy

9.16 The proposal to erect the glamping pods, tents and the ancillary building in this location is unlikely to increase flood risk elsewhere and it is therefore considered appropriate development in the context of the site and is consistent with NPPF paragraphs 155 and 164 .

9.17 In terms of the Development Plan , the NYMNP Core Strategy and Development Policies 2008, requires under Development Policy 2 that development should not lead to an increase in flood risk elsewhere and a site specific FRA is submitted where required. These requirements have been met by this statement .

Flood Risk Management and Mitigation

9.18 Littlebeck lies approximately 500m from the camping field. The ground level rises significantly between Little Beck and the proposed location of the Glamping pods. Due to the identification of the site within Flood Zone 1, it is not considered that the site requires any special or compensatory flood mitigation measures,

such as flood resistant and resilient construction techniques. There are no residual risks to the site.

Flood Risk Conclusion

9.19 As outlined above, the camping field is unlikely to flood and lies outside of any area of high flood risk. There is a form of residential use proposed in that persons will be present and sleeping in the pods. However even in the event of a flood, flood waters are unlikely to reach the camping field. The site is considered to be generally at a very low risk and the operation of the site can be appropriately managed without the need for flood mitigation. Taking into account the likely flooding risk it is considered that the proposal can be operated safely in flood risk terms without increasing flood risk elsewhere. The proposal is therefore an appropriate development in accordance with the NPPF (2019) and Development Policy 2 of the NYMNP Core Strategy and Development Policies 2008.

10. Planning Policy Context

The Development Plan

- 10.1 The Development Plan for the area comprises the North York Moors Core Strategy and Development Policies which was adopted in November 2008. The Core Strategy pre-dates both the 2012 NPPF and the revised 2019 NPPF, however it is afforded some weight by virtue of being the adopted Development Plan in place for the area.
- 10.2 The emerging Local Plan has just completed consultation on its main modifications, following public examination in November 2019, and therefore its policies can also be afforded due weight. The consultation concluded on 2nd April 2020 and the Local Plan is anticipated to be adopted in 2020.
- 10.3 The most relevant policies for this proposal in the adopted Core Strategy and Development Policies document are considered to be Core Policy A – Delivering National Park Purposes and Sustainable

Development, Core Policy G – Landscape, Design and Historic Assets, Development Policy 14 – Tourism and Recreation and Development Policy 16 – Chalets and Camping Sites.

Core Policy A – Delivering National Park Purposes and Sustainable Development

10.4 Core Policy A aims to deliver National Park purposes and encourage more sustainable developments whilst conserving and enhancing the Park’s special qualities. Priority is given to development which is of a scale and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquility of the Park, nor detract from the quality of life of local residents or the experience of visitors. Priority is given to providing developments in locations which are of a scale which will support the character and function of individual settlements, conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas, strengthening and diversifying the rural economy.

Core Policy G – Landscape, Design and Historic Assets

10.5 This policy is a Strategic Policy that seeks to ensure that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. The policy promotes high quality sustainable design and identifies the protected assets as Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and Historic Parks and Gardens.

Development Policy 14 - Tourism and Recreation

10.6 This policy supports new tourism development and the expansion or diversification of existing tourism businesses where opportunities are provided to increase the visitor’s awareness, understanding and enjoyment of the National Park in a manner which does not undermine its special qualities; where the development can be satisfactorily accessed from the road network or by other sustainable modes of transport and where the proposal would not generate an increased level of activity.

Development Policy 16 – Chalets and Camping Sites

10.7 This policy supports the expansion of existing caravan, camping and chalet sites where the site is located within an established area of woodland or forest and provides a setting for the development which will enable it to be accommodated within the wider landscape without harming the Park's special qualities; it is physically and functionally linked to an existing business and can be managed without the need for additional permanent residential accommodation; is in close proximity to the road network and would not result in an increase in traffic that would be harmful to the character of the area; and the scale of development and anticipated levels of activity would not adversely affect the special qualities of the National Park, including the peace and tranquility of more remote locations.

Emerging Local Plan – Main Modifications February 2020

Strategic Policy G – Landscape

10.8 This policy replaces the existing Core Policy G and focusses on Landscape. It assigns weight to the landscape impact of proposals and seeks control the location, scale and detailed design of any proposal to ensure the scheme respects and enhances the local landscape character type.

Strategic Policy J - Tourism and Recreation

10.9 This policy supports new tourism and recreation development where it is consistent with the principles of sustainable tourism as set out in the supporting text. It seeks to protect local landscape character, promotes quiet enjoyment and understanding, and seeks to control scale of proposals, amenity and duration of stay.

10.10 The principles of sustainable tourism as promoted by this policy can be summarised as:

First purpose principles

1. An understanding and respect for the first purpose in terms of location, scale and design
2. Conservation and enhancement of natural beauty, wildlife and cultural heritage.
3. Emphasis on small scale, well designed development with little impact on special qualities e.g. landscape, tranquility and dark skies
4. Promote the better use of visitor facilities in locations with existing services.
5. Upgrading of existing facilities including varying the tourism offer; opportunities to secure improvements to existing facilities

Second purpose principles

6. Proposals lead to a greater understanding of the North York Moors.
7. Proposals should build on the character of the North York Moors National Park. Support for proposals that promote long distance walking and cycling routes.
8. Improve the quality and variety of tourism facilities and cater for the needs of a wide a range of people
9. Encourage a healthier mind and body and promote active lifestyles.

UE1: Location of Tourism and Recreation Development

- 10.11 This policy sets out more location ally specific criteria for new tourism and recreation development including introducing the need for proposal in the open countryside to be linked to an existing tourism business.

UE2. Camping, Glamping, Caravans and Cabins

- 10.12 This policy supports small scale glamping and camping proposals subject to criteria governing environmental impact, scale, screening, noise, and drainage.

Other Material Considerations

- 10.13 Also relevant to this proposal is the National Planning Policy Framework (NPPF) 2019, which has as one of its key objectives to support a prosperous rural economy. At paragraph 83 of the framework the NPPF makes it clear that sustainable rural tourism

and leisure developments which respect the character of the countryside should be supported

National Park Status

10.14 The proposal is located wholly within the North York Moors National Park (NYMNP). The National Park was designated in 1949 under the National Parks and Access to the Countryside Act and has two statutory purposes:

1. to conserve and enhance the natural beauty, wildlife and cultural heritage of the area,
2. to promote opportunities for the understanding and enjoyment of the park's special qualities by the public

10.15 The 1995 Environment Act placed a duty on National Park Authorities in pursuing the two purposes 'to seek to foster the economic and social well-being of local communities. Section 62 of the 1995 Act also requires all relevant authorities to "have regard to the statutory purposes in exercising or performing any functions in the National Park and; if it appears that there is a conflict between those purposes, to attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area."

North York Moors National Park – Management Plan

10.16 The Management Plan for the National Park was originally approved in June 2012, and a light touch review was undertaken in Autumn of 2016.

10.17 The most relevant policy in the Management Plan is Policy B4 which seeks to ensure the quality and variety of tourism and recreation facilities and accommodation will be improved.

11. Assessment and Conclusions

11.1 The proposal is to create a new glamping and camping site in two fields adjacent to Newton House Farm and the proposal has been

designed in order to meet the tests laid out in the relevant planning policies.

11.2 The proposal has been designed as a low impact sustainable tourism venture. The layout of the camping field has been designed to ensure that open views up and down the valley are maintained, and the adjacent woodland has been used to form a wooded backdrop behind the glamping pods and minimise visual impact.

11.3 The pods themselves use timber cladding to assimilate them into the woodland behind and the 10 pods proposed is a maximum number. The field could accommodate more but up to 10 is considered by the applicant, to be the appropriate number for a low impact proposal which respects the site's current tranquil setting. The pods have been chosen to be as minimally visually intrusive as possible in terms of the type and colour of materials used. The ancillary building is also timber clad to assimilate it into its surroundings.

11.4 It is acknowledged that there are Listed Buildings within 300m of the proposal however, the Listed Buildings are away from the main camping field and shielded from the parking field by intervening agricultural buildings, converted tourism accommodation and a small woodland. The obelisk is the closest listed structure. It is outside of the application site and sits in a woodland setting separated, from the application site, by a fence. There are no views of Newton House or the Coach House from Foss Lane that would be interrupted by the proposal. There are views of the camping field from Newton House, but these are some way up the valley and the majority of the glamping pods would be partially hidden from view by the undulation of the camping field. Given that no physical or substantial harm will result from the proposal, it is concluded the proposal is acceptable in heritage terms.

11.5 Access to the site would be directly from Foss Lane through an existing agricultural gateway and would not require use of the track which serves Newton House and the farmyard.

11.6 There is an existing popular visitor attraction close by in the form of Falling Foss Tea Garden and waterfall. The parking field would be

available for overspill car parking to serve the tea garden, which is extremely popular at peak periods, when the desire/need for car parking regularly outstrips the parking available leading to the highway safety problems described earlier.

- 11.6 The proposal is adjacent to an existing tourism accommodation business operated by the applicant's family in the converted farm buildings at Newton House Farmyard. The proposed glamping and camping site will be complementary to the existing business and offer an additional dimension to the overall holiday accommodation offer in the area. The new enterprise will use the Newton House Farm brand. The existing holiday cottages are operated by the applicant's family from the family home Moorhouse Farm, which is to the north of the application site. It is not envisaged that any additional residential accommodation in the form of a managers' dwelling would be required to service the glamping and camping site.
- 11.7 It is acknowledged that the proposal is not located directly within a woodland setting as required by the current adopted policy Development Policy 16 however the application site has two belts of woodland immediately adjacent and along two sides of the camping field. These two woodland blocks are to be used to form the wooded backdrop to the glamping pods as suggested in the pre-application advice and this approach is consistent with the level of screening required by the Emerging Policy UE2 which can be given weight in consideration of this application. The woodland areas are within the control of the applicant's family.
- 11.8 The proposal is designed as a low impact sustainable tourism venture and meets the definition of sustainable tourism as set out by the NYMNPA in the emerging local Plan at paragraph 5.4. of the Main Modifications to the Local Plan. This definition can be given weight in the determination of this application.
- 11.9 The proposal is of a high standard of design, the glamping pods are clad in timber, and of a simple design and small in scale. The design, layout and number of the pods is of an appropriate scale to the area and the camping field will still have significant area of open land to enable views up and down the valley. Care has been

taken in designing the proposal to ensure that there is a low impact on the landscape itself in terms of visual appearance, there will be little disturbance to the surface of the field and lighting has been kept to a minimum to ensure no adverse impact on the dark night skies. The proposal is close to Falling Foss and allows for an enhanced parking provision for that facility as well as opportunities for visitors to the campsite to visit Falling Foss and the wider countryside on foot using the existing footpath network

11.10 The layout of the pods along the two wooded sides of the camping field maintains the feel of openness of the landscape and allows visitors to experience the sense of remoteness and tranquility that the location offers.

11.11 The proposal provides an additional dimension to the existing tourism offer in the area. There are currently holiday cottages close by and provision for motorhomes and touring caravans but there are no facilities for tents or glamping pods in the immediate locality. The nearest glamp sites are Grouse Hill at The Flask Inn on A171 to Scarborough and Partridge Nest in Sleights. The nearest campsite is Beacon Farm in Sneaton.

11.12 There are health and wellbeing benefits associated with camping and glamping. The concept of 'getting back to nature', sleeping under the stars and experiencing dark night skies can contribute to improving mental and physical health. The location of the site with its proximity to the long distance Coast to Coast Route, footpaths and bridleways offer opportunities for low impact and more strenuous walking (depending on the needs of the visitor). The lack of facilities close by enables a sense of remoteness, tranquility and getting away from it all, which can also contribute to improving mental wellbeing. The campsite provides an excellent opportunity to explore this part of the valley using the many footpath and bridleways together with opportunities for campsite visitors to explore Falling Foss on foot.

11.13 The application site's proximity to the long distance footpath adds offers the opportunity for overnight accommodation for users of that route.

11.14 The site's relative remoteness ensures that it would not detract from residential amenity. The closest residential property to the camping field is Newton House Lodge which is screened from the camping field by one of the woodland blocks and is located on the opposite side of Foss Lane. Other residential dwellings including Newton House and the Coach House are located further away from the camping field down the valley

11.15 Both the ensuite pods and the standard pods are well within the size criteria outlined in emerging Policy UE2. They will not be connected to mains drainage and will require minimal disturbance to the field's surface for their installation.

11.16 In summary the proposal is considered to meet the requirements of the relevant policies as follows:

- There is already an existing holiday/tourist accommodation business that operates using converted farm buildings adjacent to the application site.
- The proposal is simple and intended to be low impact. It involves the installation of up to 10 camping pods and an ancillary shower and toilet building in the northern field with the southern field being used for parking. Tents will also use the camping field but there will be no changes to surfacing or other structures erected in the camping field.
- The application site is not within a Conservation Area or Historic Park and Garden; nor does it contain any Listed Buildings or Schedule Ancient Monuments. However as identified in earlier sections, there are two Listed buildings within 300 of the application site and there is a listed Obelisk adjacent to the boundary of the southern field.
- The main part of the proposal which is the installation of the camping pods and the ancillary building will be taking place in the northern (camping) field away at the furthest point from the heritage assets and where they can be viewed against the existing mature screening provided by the adjacent woodland.

- The closest activity to the heritage assets (and residential dwellings) will be the car parking which will be centred closer to the existing farm buildings at Newton House Farm as suggested in the pre-application advice in order to minimise any wider landscape intrusion.
- The layout of the pods has been arrived at following pre-application advice with the NYMNPA Officers and allows for existing views up and down the valley and from the public footpaths.
- There is an existing tourism business which operates the holiday cottages. The glamping and camping site is an addition to the original business and will be marketed using the Newton House brand, used for the holiday cottages. There is no other provision in the immediate area for glamping or for tents. The nearby caravan park is for tourers and has a different market.
- The application site is close to the a nearby tourist attraction of Falling Foss (Waterfall and Tea Rooms) which is extremely popular at peak holiday times. Car parking at Falling Foss is limited and as outlined earlier at peak periods can lead to vehicles being parked along Foss Lane causing the lane to become obstructed to moving traffic, causes safety issues and damage to the highway verges.
- Additional safe and convenient, car park provision can be accommodated for Falling Foss at peak periods as part of this proposal. Currently car parking takes place along Foss Lane and causes damage to the verges, congestion and blocks the farm access, along with conflict with agricultural vehicles.
- The area is ideally located close to a range of other tourist activities including Whitby, Scarborough and Robin Hood's Bay.
- The area is well served by public footpaths and bridleways which allows visitors to explore the countryside and enjoy the National Park.

11.18 It can therefore be concluded that this proposal satisfies the key requirements of the relevant policies and should be approved.

Appendices

Appendix 1 – Glamping Pods



Exterior of glamping pod



Interior Layout of Pod with ensuite facilities

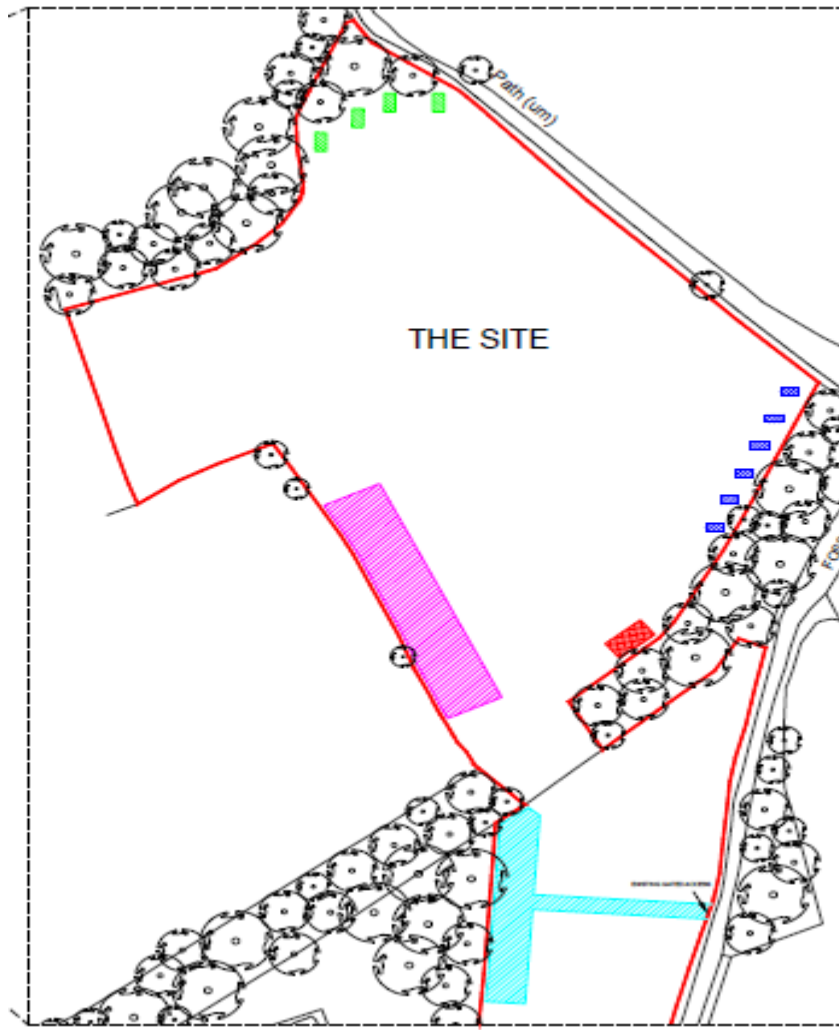


Pod interiors





Appendix 2 – Layout Plan of Camping Field

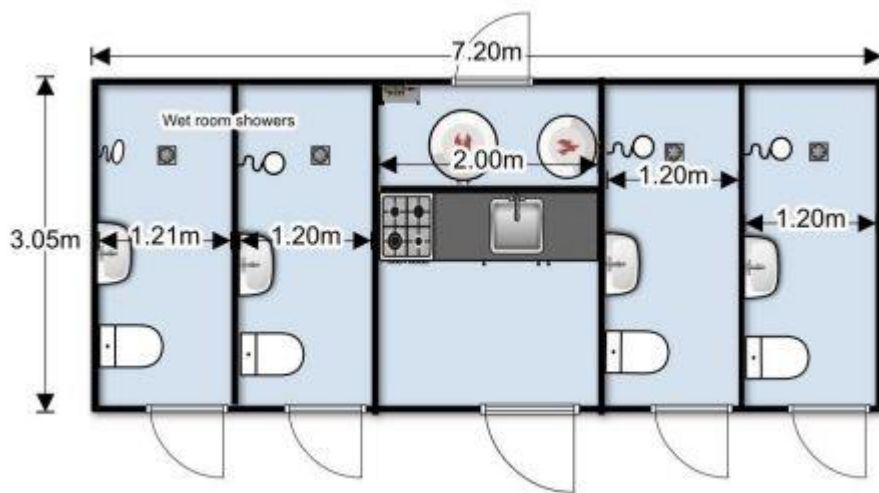


Appendix 3 – Ancillary building

Exterior



Ancillary Building Floor Plan



Appendix 4 – Rights of Way Plan

5-March-2020

Public rights of way

- NY_Footpath_current
- NY_Bridleway_current
- NY_BOAT_current
- NY_Restricted_Byway_current



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100 m



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Appendix 5 – Site Photos



Photos taken from bridleway at the bottom of the valley looking towards camping field

Photos taken from the footpath at the North of the site looking down the valley and over the camping field

