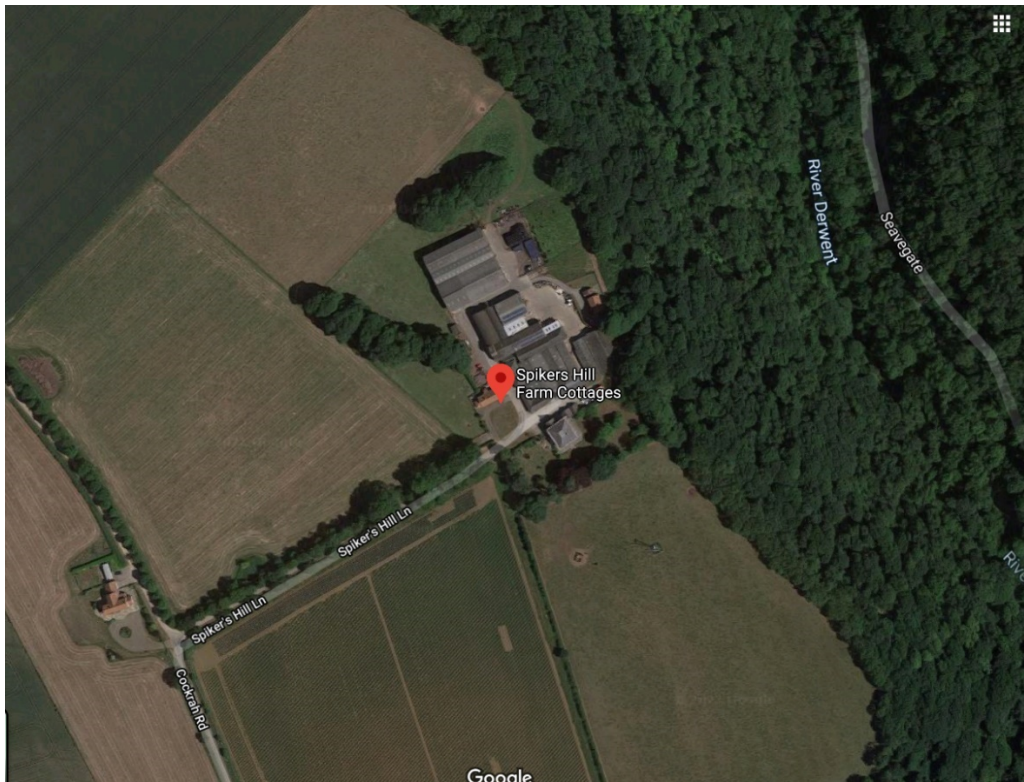


Design And Access Statement
For
Proposed Caravan Site and Swimming Pool Accommodation
At
Spikers Hill Farm, Cockrah Road,
Scarborough



Victoria Wharton BA Hons CAP

1.Application Site

The site lies to the West of Scarborough, just outside the village of West Ayton. It is located approximately 3km from West Ayton down a single track road. It is situated within the North York Moors National Park.

The site and its immediate context is shown on the submitted Site Location Plan.

The site is a field adjacent to the farm buildings. The farmhouse and its associated farm buildings and holiday accommodation form what is known as Spikers Hill Farm.

Some of the stone barns on the farm have been converted to form holiday lets. While the other farm buildings are used to farm cattle. The proposal is to use the field for ten touring caravans and provide an indoor swimming pool. The swimming pool building would be located adjacent to the barn and could be of a similar design and materials as the barn, essentially made to look like a farm building.

2. Planning History

Relevant planning history for the application site is considered to comprise the following application as recorded on the Local Planning Authority online planning database:

Application Number	Site Address	Development Description	Status	Decision
NYM/2004/0309/FL	Spikers Hill Farm Cockrah Road West Ayton	change of use of redundant barn to two holiday cottages	FINAL DECISION	Approved with Conditions
NYM/2004/0110/FL	Spikers Hill Farm Cockrah Road West Ayton	construction of a sunroom to west elevation	FINAL DECISION	Approved with Conditions
40130037E	Spikers Hill Farm, West Ayton	conversion of agricultural building to form residential annexe (revised scheme)	FINAL DECISION	
40130037D	Spikers Hill Farm, West Ayton	erection of general purpose livestock and storage building	FINAL DECISION	Approved with Conditions
40130037C	Spikers Hill Farm, Spikers Lane, West Ayton	change of use and alterations to barn to form a residential family annexe ancillary to main farmhouse (revised scheme)	FINAL DECISION	Approved with Conditions
40130037B	Spikers Hill Farm, Spikers Lane, West Ayton	change of use and alterations to barn to form a residential family annexe ancillary to main farmhouse	FINAL DECISION	Approved with Conditions
40130037	SPIKERS HILL FARM, WEST AYTON	CONVERSION OF DISUSED FARMHOUSE TO 2 SELF CONTAINED HOLIDAY ACCOMMODATION UNITS	FINAL DECISION	Approved with Conditions
40130037A	SPIKERS HILL FARM, WEST AYTON	ERECTION OF A CATTLE BUILDING	FINAL DECISION	Approved with Conditions
40130079	SPIKERS HILL FARM, COCKRAH ROAD, WEST AYTON	RECLAMATION OF DERELICT QUARRY FOR FUTURE AGRICULTURAL USE BY INFILLING WITH INERT MATERIAL	FINAL DECISION	No Decision (conv data)
40130079A	SPIKERS HILL FARM, COCKRAH ROAD, WEST AYTON	RECLAMATION OF DERELICT QUARRY FOR FUTURE AGRICULTURAL USE BY INFILLING WITH INERT MATERIAL	FINAL DECISION	Approved with Conditions
NYM/2017/0515/AGRP	Spikers Hill Farm, Cockrah Road, West Ayton	proposed roofing over existing sprayer wash-down area	FINAL DECISION	AFSDO No prior approval required

NYM/2013/0221/FL	Virginia Cottage Spikers Hill Farm Cockrah Road West Ayton	construction of sun room	FINAL DECISION	Approved with Conditions
NYM/2012/0082/NM	Spikers Hill Farm Cockrah Road West Ayton	non material minor amendment to planning approval NYM/2011/0545/FL to allow the erection of an 11 kW lattice tower wind turbine instead of the approved 15 kW wind turbine (height remains unchanged)	FINAL DECISION	NMA Approved with Provisions
NYM/2011/0545/FL	Spikers Hill Farm Cockrah Road West Ayton	erection of a 15 kW wind turbine (maximum height 20.9 metres to blade tip)	FINAL DECISION	Approved with Conditions
NYM/2007/0366/FL	Spikers Hill Farm West Ayton	construction of hay shed	FINAL DECISION	Approved with Conditions
NYM/2004/0500/FL	Spikers Hill Farm Cockrah Road West Ayton	construction of a conservatory	FINAL DECISION	Approved with Conditions

Planning permission has been granted for a range of different improvements at the farm. All of these improvements have been to ensure the farm was able to continue being financially viable and to provide the family with a good income.

3. Description of the Development

The application seeks to secure Full Planning Consent for 10 no. Touring Caravan Pitches and associated Swimming Pool/Toilet Building.

Consultation with North York Moors National Park Planning Authority has not been undertaken.

The applicant is proposing to provide 10 no. Touring Caravan pitches and a Swimming Pool/Toilet Building.

The site has already got some mature trees screening it to the west side and the farm buildings to the east and south screen the other two sides. Within the proposal some screening may be beneficial along the northern fence, in the form of a hedge. This will provide both screening and some shelter from the wind as well. See site plan for location of hedge.

The proposed swimming pool building could be constructed from similar materials and in a similar style to the adjacent farm building to help it blend into its surroundings.

4. Planning Policy

The North York Moors National Park Authority Local Plan which was adopted in July 2020 outlines the requirements planning applications need to fulfil in order to be approved.

Strategic Policy A states that:

Within the North York Moors National Park a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes:

- 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;*
- 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.*

Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Sustainable development means development which:

- a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment;*
- b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities;*
- c) Protects or enhances natural capital and the ecosystem services they provide;*
- d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species; 38 North York Moors National Park Authority Local Plan July 2020 18The National Parks and Access to the Countryside Act, 1949, Section 11A(2), as inserted by Section 62 of the 1995 Environment Act*
- e) Builds resilience to climate change through adaptation to and mitigation of its effects;*
- f) Makes sustainable use of resources, including using previously developed land wherever possible; and*
- g) Does not reduce the quality of soil, air and water in and around the National Park.*

The proposal accords with the above policy in that it provides a base for people to explore and enjoy the special qualities of the National Park. Caravan holidays are often cheaper than holiday lets or hotels and therefore this opens up the National Park to more people including families.

The additional swimming pool building will provide an alternative activity when the weather is not so good and thus will appeal again to families and active adults.

The proposed screening hedge could also create habitat for several species including mammals, birds, reptiles, amphibians and many invertebrates. If planted with a mix of hawthorn, blackthorn, field maple and hazel and overtopped by oak and ash trees it could become a perfect habitat for small creatures and insects.

Policy UE2 states that:-

Camping, Glamping, Caravans and Cabins Development will only be permitted for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) where:

- 1. It is within Helmsley or the main built up area of a settlement listed in the hierarchy outlined in Strategic Policy B and it is in close proximity to an existing residential unit which will be used to manage the accommodation, or;*
- 2. It is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation.*

In order to respect the sensitivity of the local landscape character type all sites must be screened by existing topography, buildings or adequate well established vegetation which is within the applicant's control and where arrangements for its long term maintenance can be demonstrated. The following criteria will be expected to be met:

a) The accommodation avoids extensive alteration to ground levels and has a low environmental impact through limited foundations to enable the accommodation to be removed without harm to the landscape;

b) It does not lead to unacceptable harm in terms of noise and activity on the immediate area;

c) The proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area;

and d) The accommodation is of a high quality design which complements its surroundings. In addition to the above criteria:

i. For camping and glamping proposals the net floor space of each unit is less than 25sq.m and the development is not connected to a foul drainage system. Accommodation which exceeds these requirements will be considered as a cabin and chalet proposal;

ii. For cabin and chalet proposals the development is in close proximity to and adequately accessible to the existing road network; and the site provides adequate levels of car parking that is sympathetically designed to complement the site and its surroundings. Proposals for new static caravans or the conversion of existing camping or caravanning sites to statics will not be permitted. Exceptions will be considered where the proposal will reduce the visual impact of the site in the wider landscape.

Applications will be expected to provide details outlining the proposed management arrangements for the accommodation.

The proposal accords with the above policy. It is located in open countryside however it is not isolated from an existing business which is also a residential unit. This will be

used to manage the site, as the applicant already runs holiday accommodation he is aware of the requirements of holiday makers/tourists and can easily accommodate the extra trade.

Ground levels will not need to be altered, the proposed field is relatively flat however some leveling/ hardstanding would be beneficial for the caravans. The applicant is limiting the number of caravans to ten, so this should not cause undue concern in terms of noise and activity.

The Swimming pool building could almost be seen as an extension to the existing agricultural barn adjacent to it, in order to minimize its effects on the surrounding area.

In addition to the already mature trees within the field the applicant is happy to provide some hedging to the northern boundary to both screen the site and provide some shelter from the wind.

There has been a loss of touring caravan sites over time as units have been replaced by static caravans/chalets. The touring caravan site is the only form of tourism accommodation that has seen a decline in numbers/sites in recent years. The authority states that it 'wishes to maintain a range of accommodation types, including for those who may be on a lower income or engaged in voluntary or educational needs.' The proposal provides ten new touring pitches within the National Park and allows families and lower income households to enjoy the National Park's special qualities.

The National Planning Policy Framework (NPPF) section entitled 'Supporting a Prosperous Rural Economy' states that

Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

AND Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by

improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

The proposal satisfies the criteria set out in the above policy and would enhance the countryside and ensure that the farm has another form of income to support its future. In order for any rural businesses to be preserved suitable diversification is encouraged by the National Park Authority in order to future proof the business.

5.Site access

Access to the site will be from the road via the current access. Within the yard there is ample parking for several cars, however most cars will be parked adjacent to the caravans.

6.Conclusions

The application seeks full planning permission for 10 no. touring caravan pitches and a swimming pool/toilet building at Spikers Hill Farm, Cockrah Road, Scarborough.

The proposal has been considered alongside relevant planning policies. It has been demonstrated that the proposal is in accordance with policies contained within the North York Moors National Park Authority Local Plan Document and the NPPF.

We feel the proposal is sympathetic to both the host site and the surrounding buildings.

The proposal allows the applicant an additional alternative income in these times of change. It allows tourists to bring their own accommodation, without fear of close interaction with other people, this is proving very popular in the current circumstances.

It is therefore respectfully requested that, for the reasons outlined in this statement, this planning application is granted.