

# Planning, Design, Access & Heritage Statement PHF.MF.01

**Property: Prospect House Farm, Suffield, Scarborough, YO13 0BH**

## **Proposal: Siting of 2 No Glamping Pods**

### **Property**

Prospect House Farm comprises a farmhouse believed to date from 1817 accompanied by a range of traditional stone-built outbuildings set in approximately 132 acres of agricultural land. The farmhouse and immediately neighbouring associated outbuildings are Grade II listed. The property is located one mile west of Scalby itself located on the NW fringe of Scarborough. The property lies just within the boundaries of the North York Moors National Park.

### **Background**

The Applicants/owners are generational dairy farmers who have farmed in the immediate locality for the past 25 years and who wish to continue to do so for future generations. As is already widely known, current market circumstances within agriculture are adding pressure to farmers to seek diversification to keep the core farming enterprise financially viable by assisting in stabilising income.

Pre-application views have been sought from the planning authority and the officer's comments noted as per NYM/2022/ENQ/18566. The pre-application enquiry proposed two locations with the one favoured comprising a site on the edge of an existing mature woodland.

### **Proposed Development**

The proposal is for the siting of 2 No glamping pod units and associated works comprising:

- Foundations for the glamping pods;
- Siting of the glamping pods as per the drawings (including a small patio area);
- Narrow pathways for access;
- Utilisation of adjacent existing hardstanding for car parking;
- Installation of services taken from the main dwelling (water and electric);
- Installation of a package sewage treatment plant;
- Fencing and screening as shown on the drawings;
- Improvement to the visibility on to the highway at the driveway entrance.

#### Glamping Pods

As detailed on the drawings, the proposed pods are constructed mainly from timber. They have one glazed main access door and one roof light to aid internal lighting and reduce energy consumption. Each pod is a self-contained unit with a small kitchenette, bathroom (shower, basin & WC). Heating and hot water will be electric. The pods are well insulated to reduce energy consumption.

### **Access (Vehicles, pedestrians & car parking)**

As abovementioned, alterations to the driveway entrance onto Haybrow are proposed to improve visibility looking up the hill to the right so vehicles exiting left can have a clear view of the road in both directions. Pertinent information in this regard would comprise part of the welcoming pack for guests which along with clear signage at the driveway entrance itself would provide guests with specific instructions on how to enter and exit the property most safely. *Please see images below and Plan PHF-500.*

The pods would be situated on the left hand side of the driveway serving the property as a whole with the parking area being immediately opposite but at the other side/right hand side of the driveway (and

see images below). The 15m x 9m car parking area as proposed would be adequate for up to 4 cars also providing space for cars to turn without reversing out onto the driveway. The parking area would be fenced with post and rail fencing and a native hedgerow planted around it for screening.

Several narrow gravelled pathways would be created to provide pedestrian access to and from the pods.

### **Amenity Space**

The usage of the site to guests would be limited to the immediate area around the glamping pods although access through the farmstead group of outbuildings would be given to allow guests to utilise the footpaths that run nearby as well as to enjoy the heritage appeal of the farmhouse and outbuildings. There would be a small patio provided as an outdoor dining area, with a picnic style bench.

### **Foundations & Services**

In order to avoid extensive excavation works, it is proposed to site the units on gabion stone plinths that would also provide level bases for the pods above ground. This method also has the advantage that it would be simpler to return the site to its appearance as existing now when/if the pods are ever removed.

Water and electric would be taken from the existing dwelling and trenched below ground to suitable locations.

A small package treatment plant would be installed for foul water drainage. The Applicants propose a Rewatec Solido Smart 2-8PE which is a PIA certified design that adheres to the Environment Agency and Natural England regulations (EN12566-3). The discharge from the plant would be into a nearby watercourse in accordance with the appropriate regulations.

### **Outdoor Lighting**

Outdoor lighting would be kept to an absolute minimum: the host property is very secluded, and the Applicants very much want to preserve that sense of privacy. Minimal background lighting would be provided for safety, including low-level lighting of the car park, pathways, and entrances to the units. All such lighting would be controlled on timers, photocells, and infrared detectors to limit usage.

### **Tree Survey/Method Statement**

All works would be just outside the canopy area of existing adjacent mature trees with minimal disruption to existing ground vegetation. It is not anticipated that any tree removal would be necessary as part of the development.

### **Screening**

The existing mature woodland to the rear of the proposed site lies within the Applicants' ownership. This woodland will be managed and maintained by the Applicants during the period of their ownership including appropriate pruning, thinning, and replanting as necessary to promote health and biodiversity.

Any additional planting such as hedging or further tree planting would comprise native species to promote wildlife.

Please see Plan *PHF-600* showing the extent of the Applicants' ownership which includes the woodland extending to Cockham Gill and Keepers Cottage.

### **Management, Cleaning & Maintenance**

Cleaning and maintenance of the pods and associated areas would be undertaken by the Applicants. Cleaning would be done as necessary on changeover days, and equipment and products would be stored at the Applicants' own house. As and when necessary, help would be provided by other family members.

Refuse collection points would be located as appropriate with a refuse management system put in place with a local waste management company.

### **Heritage Impact**

The proposed site for the two pods is located some 40 metres and 75 metres from the NW extremity of the group of farm outbuildings and the farmhouse itself respectively. This allied with the fact that the site for the two pods is set on/within the edge of mature woodland renders the heritage impact of the proposed development on the farmhouse and associated outbuildings negligible.

### **Photos for Reference**



*Showing Driveway Entrance approach from Scalby off Haybrow*



*Showing Driveway Entrance approach from Suffield again off Haybrow*



*Proposed site for glamping pods*



*Location of hardstanding for car parking*



*Showing Driveway Entrance approach from Scalby*

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*Showing Driveway Entrance approach from Suffield*

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*Showing Location for Car Parking/ Hardstanding*

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27/04/2022



*Showing Location for Glamping Pods*

NYMNP

27/04/2022