

DESIGN & ACCESS STATEMENT

CHANGE OF USE OF LAND TO ALLOW FOR THE CONTINUED SITING OF 15No. TENT PITCHES

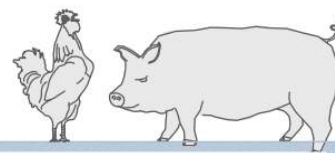
Hulleys Farm, Newlands Road, Cloughton, YO13 0AR

Mr J Ulliott

NYMNPA

09/08/2022

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1. INTRODUCTION

This report has been commissioned by Mr J Ulliott of Hulley's Farm, Newlands Road, Cloughton, YO13 0AR.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 24 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. BACKGROUND & PROPOSED DEVELOPMENT

The applicant owns and operates an existing agricultural enterprise from Hulley's Farm. The farm extends to 12.5 hectares of land. The farm has been within the control of the applicant's family for 6 generations.

The applicants are seeking full planning consent for the approval of 15No. tent pitches.

The applicant has operated the site as a camp site (tents only) for almost 2 years, however they have done so under a mixture of the 28 / 56 day permitted development ruling. The Government introduced the 56-day rule as a COVID recovery initiative and whilst it has since be revoked the scheme was well-received and is widely expected to be returned in 2023.

Throughout the past 24 months the applicant has utilised the site for the siting of tents under permitted development, which has primarily been used by passing cyclists for overnight accommodation.

3. AMOUNT / SCALE

The proposed relates to the allocation of 15No. tent pitches to the land. Each pitch would consist of a parking area and a mixed species buffer planting belt to soften the landscape impact, whilst also affording each pitch privacy.

4. USE

The land would be used for tourism.

5. LAYOUT

The proposed layout can be seen on the attached site plan. The plan includes the siting of 15No. tent pitches with associated landscaping and parking areas. No physical works are proposed to the bases. The pitches would all comprise a grass base.

6. LANDSCAPING

The proposed tents would have a negligible impact on the landscape. The tourism site would include minimal works which extend only to the implementation of additional tree / hedgerow planting. It is the view of the applicant that such development could not be considered alien or unusual within the surrounding landscape. Additionally, the development is clearly associated with the existing business and is well related to the adjacent farmstead. The proposal represents appropriate rural diversification which positively contribute towards the setting of the farm via the implementation of additional landscaping.

A public footpath runs through the farmstead as shown on the image below, however it is again contended that the proposal is of a modest and discreet nature and would not pose a detrimental visual impact to users of the PROW.



7. APPEARANCE

The proposal does not propose the use of any materials, nor the building of any structure, only the implementation of additional native species buffer planting.

8. ACCESS

Access to the proposed building will be gained via the existing farm access. It is contended that the development would not have a detrimental impact on traffic generation associated with the farm. The 15No. tents would mostly be occupied throughout the summer months, resulting in a maximum weekly traffic accumulation of 15 cars (when fully occupied). Although, it should be noted that the site is most well-known among the cycling community, therefore it is anticipated the vast majority of the guests would arrive by bicycle.

The site has operated for almost 2 years under permitted development regulations (for either 28 or 56 days per annum) without complaint or any reported traffic incidents.

The applicant has informally come to an agreement with NYCC Highways Department to cut back the existing roadside hedgerows and tree planting, which would increase the existing visibility splays. Although the attached visibility splay plan demonstrates that 2.4m x 215m visibility splays are achievable with only minimal hedge cutting. The highways department had advised that any substantial works to the hedgerows could only be done from September onwards due to nesting bird regulations. The applicant would welcome these measures forming a condition attached to any approval.

This development would result in the business presenting a more consistently steady / modest traffic flow, as opposed to the potential for the land to be used for larger events, just on a less frequent basis.

The applicant has an essential need to diversify due to rising costs, with his intention being to operate a modest camp site as presented within this application. If this is not achievable, the business would be forced to operate within the current permitted development limits which restrict the site to 28 days of use, with the most likely use being a wedding venue. This proposal would inevitably create more intense traffic over a shorter period. It should be noted that the farm is also the location of the Headland Festival, which holds a license for 5000 guests over the August Bank Holiday weekend. Again, no highway complaints or incidents have arisen as a result.

It is generally considered that due to the modest nature of the development, alongside the fact the site is already operational under Permitted Development, the proposal would represent a negligible impact on the local highway network.

9. PLANNING POLICY

National Planning Policy is contained within the National Planning Policy Framework (July 2021). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 84.

Supporting a prosperous rural economy

84. 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.

The National Planning Policy Framework provides clear support for the proposals within paragraph 84.

The proposed development represents the sustainable growth and expansion of an existing rural business. The proposed development is compliant with the aims of national policy with the National Planning Policy Framework.