

Planning, Design, Access & Heritage Statement

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

Proposal: Siting of 1 No Glamping Pod

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 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.

An application was made and subsequently approved in July 2022 (Application Ref: NYM/2022/0338) for siting of 2 no. glamping pods. One pod has been installed but the applicant now wishes to install the second pod but in a slightly revised location albeit still within the immediate vicinity of the original application.

Proposed Development

The proposal is for the siting of 1 No glamping pod unit and associated works comprising:

- Foundations for the glamping pod;
- Siting of the glamping pod as per the drawings (including a small decking area);
- Narrow pathways for access;
- Utilisation of adjacent existing hardstanding for car parking;
- Connection into services already installed as per previous application (water, drainage and electric);

Glamping pod

As detailed on the drawings, the proposed pod is constructed mainly from timber. It will have one glazed main access door, a second glazed door for access to an amenity space and one roof light to aid internal lighting and reduce energy consumption. The 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 per the previous application, alterations to the driveway entrance onto Haybrow were proposed and implemented 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.

The pod 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. The existing 15m x 9m car parking area is 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.

A narrow gravelled pathway would be created to provide pedestrian access to and from the pod.

Amenity Space

Usage of the pod by guests would be limited to the immediate area around the glamping pod although access through the farmstead group of outbuildings would also 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. A decking area would provide outdoor amenity space.

Foundations & Services

In order to avoid extensive excavation works, it is proposed to site the unit on ground screw anchors (short removable steel helical screws that are installed to form a solid base). This method also has the advantage that it would be simpler to return the site to its appearance as existing when/if the pod is ever removed.

The water, electric and foul water drainage would be that already installed as per the previous application. The sewage treatment plant as installed is a Rewatec Solido Smart 2-8PE – a PIA certified design that adheres to the Environment Agency and Natural England regulations (EN12566-3). The discharge from the plant is into a nearby watercourse in accordance with current 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 *PHF Boundary Plan* 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 pod 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 pod is located some 30 metres and 60 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 pod 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

Example of ground screws installed.



Location of existing hardstanding for car parking



Location of existing glamping pod

