

**NYMNPA**

**06/11/2023**

**EDWARDSON**  
**ASSOCIATES**  
*Planning & Diversification Consultants*

Mrs Hilary Saunders MRTPI  
Planning Team Leader  
Development Management  
North York Moors National Park Authority  
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Bondgate  
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York  
YO62 5BP

6<sup>th</sup> November 2023

Our Ref: BUT.A 2023.02

### **PLANNING AND DESIGN AND ACCESS STATEMENT**

Dear Mrs Saunders

**Proposal:** Change of use of land for the siting of an additional 12no. touring caravan pitches

**Location:** Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales, Whitby, YO22 4QH

**Applicant:** Mr and Mrs Butterfield

#### **1.0 Introduction**

1.1 This is an application for a proposed small scale expansion of Grouse Hill Caravan Park, comprising of an additional 12no. touring caravan pitches for holiday use.

1.2 Strategic Policy J (Tourism and Recreation), and Policy UE2 (Camping, Glamping, Caravans and Cabins) offer support to the small scale expansion of existing holiday accommodation businesses in the countryside.

#### **2.0 Application Particulars**

2.1 This application consists of the following plans and particulars: -

- 001 Location Plan.
- 002 Site Plan as Existing.
- 003 Site Plan as Proposed
  
- Planning & Design & Access Statement (this document).

#### **3.0 The Proposals and Planning Assessment**

3.1 The application proposes an additional 12(no.) touring pitches, to be located directly north of the existing touring caravan pitch area.

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The additional 12 no. reflects the 'small scale' reference set out in Policy UE2 of the adopted Local Plan. The siting of the additional touring pitches will not result in any significant encroachment outside the existing site boundaries out into the wider countryside. Additional planting is proposed around the modest expansion area. Natural landform also helps to screen this part of the site. There is no requirement for engineering operations to alter landform in any way.

3.2 Access to the site is already established, including an existing within-site road leading up to the proposed expansion area. The small expansion should not result in any significant increase in traffic.

3.3 There may be some views of the additional pitches from the local network of public rights of way, but the small expansion will be seen within the context of the existing developed park.

#### **4.0 Conclusion**

4.1 This is an application to modestly expand Grouse Hill Caravan Park. Overall, the proposals are considered to be sustainable and in accordance with relevant policies of the adopted Local Plan.

4.2 Please get in touch if you need any additional information or clarification on any matters.

Yours sincerely

**Edwardson Associates**