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North York Moors National Park Authority
The Old Vicarage
Bondgate
HELMSLEY
North Yorkshire
YO62 5BP

13 October 2017

Our Ref: WOO.W 2017.02

PLANNING, DESIGN AND ACCESS STATEMENT

Dear Madam,

Variation of Conditions 2 (Approved Plans) and 5 (Occupancy Restriction) of Planning Permission NYM/2016/0880/FL to allow approved accommodation to be occupied by potash mine workers at Cloughton Sawmill, Whitby Road, Cloughton, Scarborough, YO13 0AW.

1.0 Introduction

- 1.1 Please regard this letter as comprising a supporting Planning, Design and Access Statement in connection with the above proposal. This application is a product of pre-application discussions with Hilary Saunders, Planning Team Leader at the National Park Authority.
- 1.2 The existing site benefits from full planning permission for the material change of use land to accommodate a camping/glamping site, erection of a reception building on the site of the existing sawmill building, conversion of existing building to wet weather facility and ancillary car parking along with improved access to the public highway at Cloughton Sawmill, Whitby Road, Cloughton, Scarborough, YO13 0AW, Ref: NYM/2016/0880/FL, dated 17 March 2017.
- 1.3 This submission comprises a variation of condition application to allow the approved holiday letting accommodation to be occupied for worker's accommodation associated with the North York Moors Potash development for a temporary period. This varied scheme proposes 15 no. accommodation units, each to have 3no. en-suite bedrooms, providing accommodation for up to 45no. potash workers. The approved wet weather facility has also been altered internally with the provision of a kitchen to enable the potash workers to re-heat food to be delivered by local providers. It is intended that this building would function as a mess facility for the workers.

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- 1.4 The purpose of this application is to vary condition 5 so that the approved holiday accommodation units can be used as temporary living accommodation for potash workers. Once the potash accommodation is no longer required, the site would revert back to the originally approved holiday accommodation scheme.
- 1.5 The application site is located within the North York Moors National Park. It is also located within the open countryside and outside of Flood Zones 2 and 3. The existing landscaping and the proposed careful siting of the safari tents within existing mature woodland minimises visual impacts. The application proposals are considered to be entirely acceptable in all other regards.
- 1.6 It is considered that the scheme comprises a positive, temporary, flexible use for the site, responding to the requirements for up to 400 potash workers to be housed in North Yorkshire in close proximity to the mine. Providing this accommodation for workers within the National Park will have positive sustainability benefits for the National Park, particularly for the local economy, offering similar sustainability benefits to the approved holiday accommodation scheme.
- 1.7 In accordance with the advice contained within the Framework we would encourage this application to be approved without delay.

2.0 Application Particulars

- 2.1 This application comprises of the following plans and particulars: -
- Drawing Number 001 Location Plan
 - Drawing Number 002 Site Plan as Existing
 - Drawing 003 Site Sections – As Existing
 - Drawing Number 004 Sawmill Building and adjacent Cart Shed Floor Plans as Existing
 - Drawing Number 005 Saw Mill Building and adjacent Cart Shed Elevation plans as existing
 - Drawing Number 006 Storage Building floor plans and elevations as existing
 - Drawing Number 101 Site Plan as Proposed
 - Drawing Number 102 Site Sections as Proposed
 - Drawing Number 103 Wet Weather Facility Floorplan, Elevations, Sections as Proposed
 - Drawing Number 104 Safari Tent Floorplan, Elevations as Proposed
 - Drawing Number 105 Reception Building Floorplan, Elevations, Sections as Proposed

- Planning, Design and Access Statement

3.0 Site Location and Description

- 3.1 The site is located at Cloughton Sawmill within Cloughton Wood. The site currently consists of an existing access from the A171, hard standing /gravel areas and three buildings, one previously the Saw Mill Building and Cart Shed the other previously a Storage Building.
- 3.2 The site is located within the North York Moors National Park. It is located outside of a settlement so is defined as open countryside and outside of Flood Zone 2 and 3.

4.0 The Proposals (Design and Access Statement)

- 4.1 The application seeks to vary conditions 2 and 5 imposed on planning permission NYM/2016/0880/FL. Condition 2 is the approved plans condition. There are some changes proposed to the approved plans, notably all 15 no. accommodation units are to be safari tents. A kitchen is also to be added to the approved wet weather facility to enable potash mine workers to heat food.
- 4.2 Condition 5 is the occupancy condition. It states: -

'The units of accommodation hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year'

Reason for condition: The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.

- 4.3 The approved potash mine and associated facilities comprise a significant development in the National Park and will generate a large number of full time jobs, with a requirement for up to 400 workers to be housed in North Yorkshire in close proximity to the major mine development. This approved holiday accommodation facility is in close proximity to the potash mine and therefore provides a logical, accessible and sustainable location to accommodate a number of workers. The site could accommodate up to 45 workers, with 3 no. rooms in each of the 15 safari tents.

- 4.4 The safari tents will be similar in size, design and external appearance to those already approved and will be linked by bark chipping pathways, to be used by Golf Buggies from the drop off/pick reception / car park. Cars will be parked directly behind the reception building and adjacent to the wet weather building as already approved. It is intended that the potash mine workers would travel to the mine by minibus to manage and reduce car movements and travel patterns.
- 4.5 There is no change to the location of the approved accommodation units or the overall site layout and therefore existing trees and woodland will be safeguarded. The safari tents will meet the definition of a caravan as described within 'The Caravan Sites and Control of Development Act 1960' and the 'Caravan Site Act 1968.'
- 4.6 The proposals continue to include the replacement of the existing sawmill and adjacent cart shed buildings with a reduced footprint Reception Building shown on Drawing Number 103. The reception building is proposed as one storey in nature and will provide reception, office and secure storage.
- 4.7 The conversion of the existing one storey storage building to a wet weather facility consists of laundry, kitchen, dining room, sitting area and tv / games area.
- 4.8 Surface and Foul water are to be disposed of via a new Bio-treatment plant(s) and surface water to ground, as already approved
- 4.9 Drawing 246143-00 is the approved junction layout drawing onto the public highway, which will remain unchanged.
- 4.10 Lighting on the site will be provided by discrete low level led lighting around the car park and along the footways to comply with the Dark Skies Policy within the National Park and the health and safety requirements of the site. There will be no halogen floodlighting as presently exists on the sawmill buildings.

5.0 Planning Statement

- 5.1 Applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following policies and guidance are considered to be of most relevance to the consideration of this application: -

The Development Plan

- 5.2 The existing Development Plan for the application site comprises the Core Strategy and Development Policies (2008).

- Core Policy A Delivering National Park Purposes and Sustainable Development
- Core Policy C Natural Environment, Biodiversity and Geodiversity
- Core Policy H Rural Economy
- Development Policy 3 Design
- Development Policy 10 New Employment and Training Development
- Development Policy 14 Tourism and Recreation
- Development Policy 13 Rural Diversification
- Development Policy 16 Chalet and Camping Sites
- Core Policy J Housing

National Planning Policy Framework

- 5.3 The Framework was adopted in 2012 and is a material planning consideration.
- 5.4 The NPPF (paragraph 14) sets out a presumption in favour of sustainable development. For decision making this means that development proposals that accord with the Development Plan should be approved without delay and where the Development Plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF, or specific policies within the NPPF indicate development should be restricted.
- 5.5 The Framework sets out 12 core planning principles and states that planning should proactively drive and support sustainable economic development to deliver homes and businesses, not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives, set a clear strategy for allocating suitable land for development and take account of the different roles of different areas including supporting thriving rural communities.
- 5.6 The Framework confirms that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.7 Paragraph 19 of the NPPF states that 'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

- 5.8 Paragraph 28 of the NPPF states that 'Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development', and offering support to all types of businesses.
- 5.9 Paragraph 56 states that: 'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'
- 5.10 Paragraph 115 states that 'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'
- 5.11 Paragraph 186 of the NPPF states that 'Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.'
- 5.12 Paragraph 187 of the NPPF states that 'Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.'
- 5.13 Core Policy J of the Adopted Core Strategy and Development Policies LDF, 2008 states that a mix of housing types and tenures will be sought to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. Point 3 of Core Policy J sets out that housing in the open countryside will be restricted; however there will be opportunities to support accommodation which is needed in connection with essential land management activities. In this regard, the approved potash mine is located in the open countryside and there is a genuine need to find suitable accommodation for its workers. The opportunity to accommodate a proportion of these workers in the National Park at a site close to the mine is considered to be within the spirit of Point 3 of Core Policy J. Nevertheless, it is important to be clear that the intention of this application is to vary the approved holiday accommodation consent to allow for a temporary, flexible arrangement for the workers to be housed. The site already has the benefit of planning consent for tourism

accommodation with positive sustainability benefits for the National Park. It is considered that this current proposal, which comprises a temporary varied consent, would provide accommodation for those with a need to be located close to the approved potash mine, and deliver similar sustainability benefits in accordance with adopted Core Strategy and Development Plan objectives. There would be positive benefits for the local economy and any highway impacts would be managed by a combination of car share or minibus travel arrangement to and from the application site and the mine.

6.0 Conclusion

- 6.1 The application seeks to vary the existing holiday accommodation consent to allow workers associated with the approved potash mine to be housed at the site. Up to 45 no. workers would be housed in 15 no. timber safari tents equipped with showers and toilets, with an associated mess facility for eating and laundry. The scheme will be no less sustainable than the approved scheme and will have no materially different effects compared to the approved scheme in terms of traffic generation and landscape and visual amenity.
- 6.2 It is hoped that officers will be supporting this proposal. Please do not hesitate to contact us should you require any additional information or clarification on any matters.

Yours sincerely

EDWARDSON ASSOCIATES