

TOWN AND COUNTRY PLANNING ACT 1990

DESIGN & ACCESS STATEMENT

**PROPOSED SITING OF 5 ADDITIONAL STATIC HOLIDAY
CARAVANS WITHIN THE EXISTING APPROVED CONFINES OF
WHITBY HOLIDAY PARK, TOGETHER WITH ENVIRONMENTAL
IMPROVEMENTS**

**WHITBY HOLIDAY PARK, SALTWICK BAY, WHITBY
FOR NORMANHURST ENTERPRISES LTD.**

APRIL 2010



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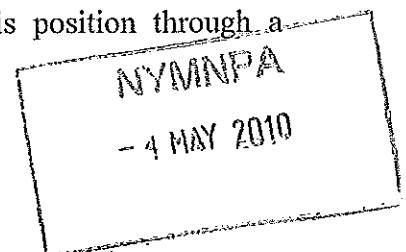
**PROPOSED SITING OF 5 ADDITIONAL STATIC HOLIDAY CARAVANS
WITHIN THE EXISTING APPROVED CONFINES OF WHITBY HOLIDAY
PARK, TOGETHER WITH ENVIRONMENTAL IMPROVEMENTS
WHITBY HOLIDAY PARK, SALTWICK BAY, WHITBY
FOR NORMANHURST ENTERPRISES LTD.**

1.0 INTRODUCTION

- 1.1 This Design and Access Statement sets out the principle of this planning application and provides additional background information to support the proposed development.
- 1.2 The Design and Access Statement has been set out in strict accordance with NYMNPA's current guidance note on Design and Access Statements and follows precisely the information and headings that are required under such advice.

2.0 THE APPLICATION

- 2.1 The subject planning application is simplistic in its nature and seeks consent for the siting of 5 additional static holiday caravans within the approved confines of Whitby Holiday Park.
- 2.2 The proposed development is accompanied by commensurate environmental benefits including additional landscape planting on the adjacent flank of the touring field. This area has experienced failed landscape planting in the past and the subject planning application now revisits this position through a replacement landscaping programme.



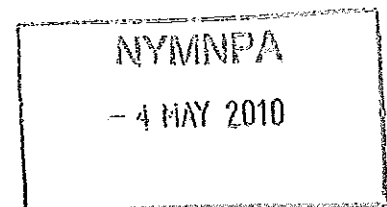
- 2.3 The environmental improvements extend to the ongoing replacement/upgrade of the historic sewage treatment plant on site and address the impact of this facility on the wider setting of Whitby Holiday Park and the adjoining coastal footpath.

3.0 AMOUNT OF DEVELOPMENT

- 3.1 The application site area lies within the approved confines of Whitby Holiday Park and amounts to some 0.26 hectares (0.64 acres) in total. The application site is shown edged in red on the enclosed 1.2500 Location Plan.

4.0 LAYOUT

- 4.1 The proposed layout of the 5 additional static holiday caravans is illustrated upon reference to the 1.250 Site Layout & Landscaping Proposal Plan, prepared by The Appleton Group (Drawing No. 1722/01 Rev A) dated April 2010, which forms the basis of this planning application.
- 4.2 Upon reference to this Plan it will be noted that the 5 static caravans are to be provided in a row and in front of 5 existing static caravans and will have the same orientation and easterly aspect. The sewage treatment plant lies directly to the north of the 5 additional static holiday caravans and the 1.250 Site Layout & Landscaping Proposal Plan shows the relationship between the 5 additional pitches and the landscaping that will take place in and around the facility.
- 4.3 The north eastern element of the application site comprises the triangular area of "failed" landscape planting on the flank side of the touring caravan field. Again, the 1.250 plan shows the relationship of the triangular planting area to the 5 additional static caravans, the sewage treatment plant and the coastal footpath.



5.0 SCALE

- 5.1 Consistent with the existing static holiday caravans at Whitby Holiday Park the 5 additional pitches will be single unit caravans. They are sited with adequate room in and around each unit to comply with the necessary Site Licence regulations regarding spacing and fire separation distance.
- 5.2 To this effect, each caravan will be sited at the necessary 5.0m minimum spacing distance with a minimum 3.5m minimum "corner to corner" spacing between each unit. The 1:250 Site Layout & Landscaping Proposal Plan has been prepared to comply with these requirements and also defines the precise scale and location of the sewage treatment plant and the triangular planting area.

6.0 LANDSCAPING

- 6.1 The additional landscaping areas proposed as part of this planning application are fully illustrated upon reference to the 1:250 Site Layout and Landscape Proposals plan (April 2010) prepared by The Appleton Group.
- 6.2 Within the context of this planning application it is important to note that the scope and extent of the proposed landscaping scheme has been fully discussed and agreed with the appointed Landscape Officer at NYMNPA as part of the pre-application process.
- 6.3 The landscape planting has been designed to enhance this element of Whitby Holiday Park and also to meet the general policy requirements that seek to secure additional environmental benefits when considering caravan orientated planning applications such as this.



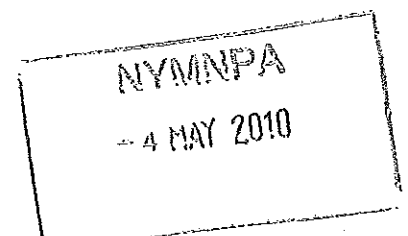
6.4 As part of the environmental benefits, as detailed on the Site Layout and Landscape Proposals plan, the failed triangular planting area on the flank of the adjacent touring field is to be re-planted with hardy, salt tolerant, species such as gorse, broom, hawthorn and blackthorn. The Landscape Proposals plan contains the precise planting schedule and mixes to be provided which will be protected by a 1.0m high wind break on the coastal facing perimeter fence.

6.5 The existing sewage treatment plant will also be fully landscaped with internal shrub planting areas consisting of broom, ramanus rose and hawthorn. Again, the specific schedules and mixes have been fully agreed with the Landscape Officer prior to the submission of this application with additional boundary planting in this area to be protected by a 1.0m high wind break on coastal facing areas.

6.6 The additional landscape planting areas will help offset the caravan development and enhance the setting of the coastal footpath that dissects these two planting areas and the 5 additional static holiday caravans to the south – all of which are located within the defined application site area.

7.0 APPEARANCE

7.1 The overall appearance and impact of the sewage treatment plant will be improved through this planning application. It should be noted that various recent improvements have been undertaken to the sewage plant in recent months to improve the management and efficiency of the sewage system on site. This, in turn, has had a positive effect on the appearance and impact of the facility. The enhanced landscape planting (detailed above) will further assist in the assimilation of the sewage treatment plant into the surrounding area.



7.2 The 5 additional static caravans will retain the same external appearance as those existing static caravans on site, in particular, the row of 5 (existing) static caravans that adjoin the application site to the west. The additional static caravans raise no adverse issues in terms of appearance or visual impact and are provided in the same visual context as the wider balance of the approved holiday park, with the development being towards the centre of the site

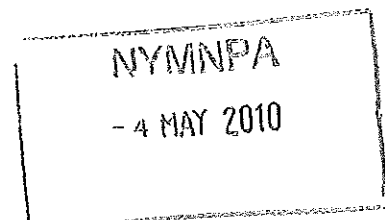
8.0 ACCESS

8.1 The existing vehicular access arrangements at Whitby Holiday Park are unaffected by the subject planning application and will remain *in situ*. The internal road network system will also remain unchanged and this currently provides adequate access to all of the existing static caravans, touring caravans and central park facilities on site.

8.2 The entrance and exit point to Whitby Holiday Park has a barrier system with a swipe card entrance/exit for all holidaymakers staying on site, together with speed ramps throughout the site to maintain the 5mph speed limit.

8.3 The pedestrian footpath links throughout Whitby Holiday Park will also be retained and are unaffected by the development. The 5 additional static holiday caravans will enable enhanced access opportunities to the North York Moors Coastal Footpath which runs through the caravan park itself.

8.4 In terms of disabled accessibility the existing site roads and pedestrian links at Whitby Holiday Park are provided at a single level to comply with relevant legislation. The 5 additional static caravans can be adapted (where necessary) to provide for access ramps and verandas for disabled holidaymakers to ensure safe and convenient access to each holiday unit. Internally, the static holiday caravans have all accommodation at one level including the bathroom and kitchens areas. Again, internal adaptations can be easily made to cater for individual needs.



9.0 POLICY CONTEXT

- 9.1 In having regard to the policy context of this planning application the adopted development plan is the North York Moors Local Development Framework (NYMLDF). This adopted document has now replaced the previous Local Plan (2003) for development control purposes.
- 9.2 Within the NYMLDF, Development Policy 16 (Chalet and Camping sites) is relevant to this planning application.
- 9.3 Within the overall context of DP16 it is important to note that the subject planning application does not constitute a *new* caravan site or indeed an *expansion* to an existing site, both of which are allowed under this Policy. The enclosed planning application merely relates to the siting of 5 additional static holiday caravans within the existing approved confines of a holiday caravan park.
- 9.4 Notwithstanding this point, the proposed development fully complies with those criteria that apply to this development under DP16 and promotes the necessary environmental benefits that DP16 and the wider Tourism and Environmental Policies of the NYMLDF seek to secure.
- 9.5 In this respect the planning application meets the overall aims and objectives of DP16 and, in particular, paragraph 8.27 of the sub-text which states that "*applications for the expansion of existing sites will also need to be well screened or involve improvements which would benefit the park*". Whilst not an expansion to the existing caravan park the subject planning application nevertheless meets the main thrust of this policy requirement.



9.6 At a national policy level the planning application is in accordance with the advice and guidance contained within the Good Practice Guide on Planning for Tourism and PPS4 (Planning for Sustainable Economic Growth) as the 5 additional static caravans will enhance the economic contribution Whitby Holiday Park makes to the wider community, whilst addressing the current high level of demand for new static holiday caravan pitches on site. The development will also help to secure the ongoing sustainability of the business as a tourism destination.

9.7 The enclosed planning application is therefore acceptable in planning policy terms at both a local and national level. On this basis we trust that you will be able to proceed towards the favourable determination of this planning application.

DAVID A. MIDDLETON BSc. (Hons) MRICS

CHARLES F. JONES & SON LLP

APRIL 2010

