

Design and Access Statement

York House Caravan Park High Hawsker Whitby

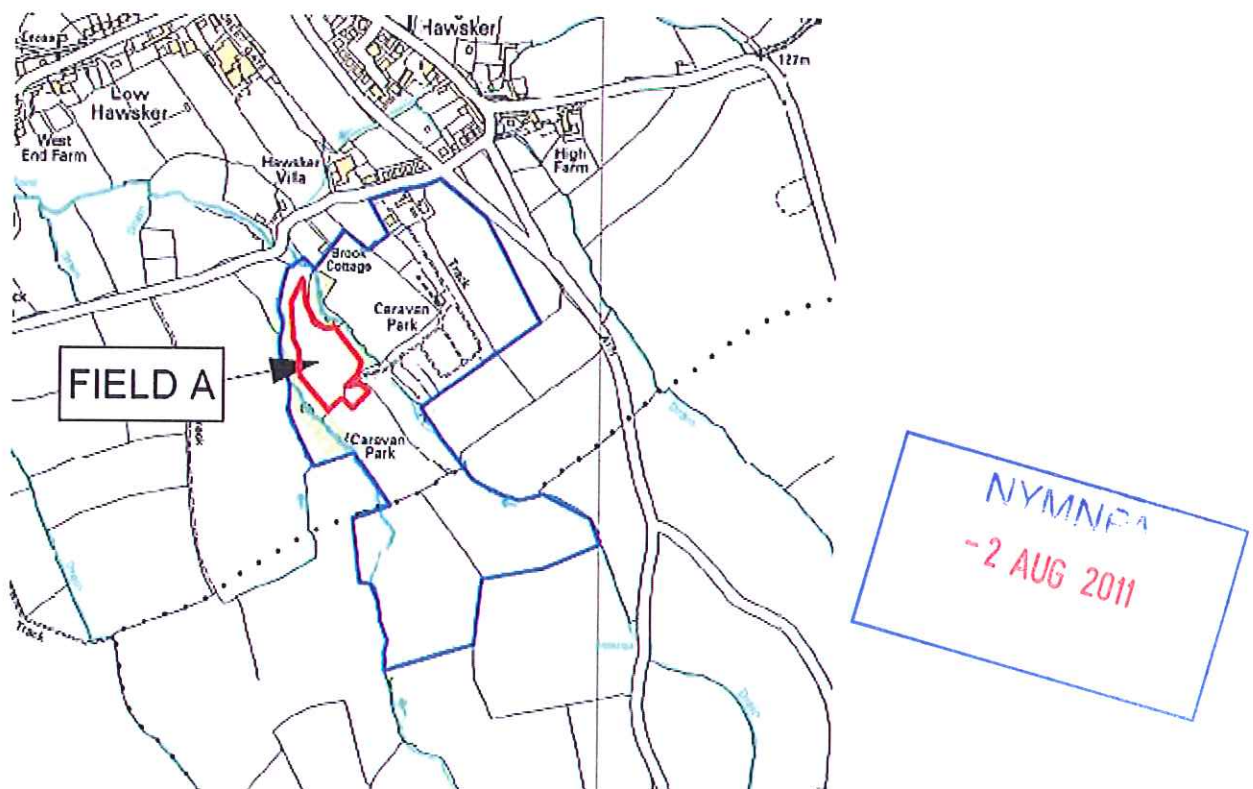
Proposed Development

Erection of Amenity Block and Change of Use of land to campsite (Resubmission).

Site Location

The application site 'Field A' (edged red in Figure 1 below) lies to the south of High Hawsker and on to north western edge of York House Caravan Park .

Figure 1



Site Description

Application site is a well maintained grass field that forms part of York House Caravan Park. The application site is bounded to the west, north and east by mature wooded beck valleys. This is supplemented by more recent planting around the periphery of the land to the south of the application site.

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Scale/Massing of Development

The proposed amenity block is a single storey building with an overall footprint extending to approximately 148 sqm (18.5 x 8m). It will have a main eaves height of 5.2m. Its purpose is to supplement the existing limited facilities on site with new toilet, shower, washing, laundry and dish washing facilities. It will be available for use by visitors to the campsite as a whole. The scale and mass of the building is proportionate to these needs.



Appearance, Design & Materials

The design of the proposed amenity block is contemporary in character. Proposed external materials to be agreed but the following are suggested:

- Walls: horizontal cedar wood cladding with the option of insulated white render panels
- Roof: Cedarwood shingles
- Windows /Doorsets/Doors: hardwood.

It is considered that the design and proposed materials are well suited to this location and the proposed use and will weather in an attractive fashion.



Layout

The proposed amenity block is located at the south eastern corner of the field to be used for camping at a point closest to the existing caravan site. In this location it would be central and easily accessible to both occupants of tents on the new 'camp field' and the occupiers of touring caravans/motor homes on the existing site.

Landscaping

There is already a substantial amount of mature forestry along the beck valleys either side of the application site. In recent years the applicant has also planted a large number of indigenous trees around the periphery of the land to the south of application. Further screen planting is proposed around the amenity block as shown on submitted plans. This will involve a mix of indigenous trees and shrubs. The exact mix to be agreed by the Park Authority

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The proposed development will be well screened from the east by the existing caravan park & landscaping, and from the west and north by existing mature trees and forestry and built development in High Hawsker. It is accepted that building will be visible, in the early years, in some long distance views from the south however existing tree planting around the perimeter of the site will quickly mature. This together with planting proposed in the immediate vicinity of the proposed amenity building will soften and in time fully screen views of both the tents and the amenity block. The materials proposed for the walls and roof of amenity block are largely natural and will also weather ensuring that the development blends into its surroundings.

Any views of the application site need to be read in the context of the adjacent caravan park and white touring caravans and the background of buildings that form the settlement of High Hawsker. The proposed development will appear as a minor and less prominent extension to this use. It will not appear isolated but as part of the wider settlement .

Access

Access to the application site will be via the existing access to York House Caravan Park. There is a ramp access to the amenity block to allow disabled access.

Policy Context

Adopted planning policy in relation to Design and Access Matters is provided by the Core Strategy (Core Policy A, Core Policy G, & Development Policy 9) and the Design Guidelines DPD Part 1 General Principles.

The current proposal complies with this policy context as the development is compatible with its surroundings, is of a high standard of design, is sustainable and a satisfactory landscaping scheme forms part of the proposal.

As highlighted above the development will not, because of its surroundings, be prominent in the landscape and as a result will not detract from the special qualities of the National Park.

NYMNPA
-2 AUG 2011

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2nd August 2011
Our Ref 15/08/IHL



Dear Sirs

York House Caravan Park, High Hawsker, Whitby
Proposed Amenity Block and Change of Use of Land to Campsite
Applicant: Kings Hall Leisure Ltd

Planning Portal No: PP- 01567743

We have today submitted a planning application for the above via the planning portal. The application is a resubmission and follows previously refused application by the same applicant, for a development of a similar nature at the same site, as such, no planning fee is payable.

The previous application (ref: NYM/2011/0108/FL) was refused for the following reason on the 3rd May 2011.

"The proposed development on this site fails to meet all of the requirement set out in Development Policy 16 of the NYM Local Development Framework which amongst other criteria states that the site is to be located within an area of woodland or forest which is well established and will provide a setting for the proposed development which will enable the proposal to be accommodated within the wider landscape without harming the National Park's special qualities. The siting of tents for 8 months of the year over this large site are would be prominent and intrusive in the open coastal landscape. Furthermore, the cumulative levels of activity generated by this proposal together with the existing holiday use of the site would harm the quiet enjoyment of this part of the Park for both adjoining residents and visitors. For these reasons, the proposal is considered to be contrary to Core Policy A and Development Policy 16 of the NYM Local Development Framework".

This resubmission seeks to address the issues raised during the previous application. The principle for submitting the application remains unchanged and it is the client's

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contention that the development is required. is required to address a well established need for additional camping plots in the National Park. York House Caravan Park at present only has limited capacity to accommodate tents within its existing site and has make use of an adjacent site for camping under permitted development rights during August. The demand from campers however extends over a much longer season. Throughout recent seasons the applicant has had to turn away many potential customers seeking camping accommodation at York House Caravan Park.

Following the previous refusal, a meeting was held on the 9th June 2011 with the Planning Officer, Mrs Hilary Saunders. It was agreed that the field to the north of the previous application site would be more appropriate for proposed use. This resubmission has been progressed on the basis of these discussions.

Criteria 1 of Development Policy 16 requires camping sites to be, "*located within an area of woodland or forest which is well established and will provide a setting for the proposed development which will enable the proposal to be accommodated within the wider landscape without harming the Park's special qualities and where arrangements for the maintenance of this in perpetuity can be demonstrated*". The proposed site is now located between two large belts of mature tree planting and the additional peripheral planting has been undertaken around the land to the south. The existing mature tree planting will ensure that views of the proposed camping area from the surrounding area will be restricted and that the proposals will accord with all the criteria of Development Policy 16 of the NYM LDF. Moreover, restricting the use of the application site for tents during the period March – October will further ensure that any residual impact on the Park and its special qualities will be kept to an absolute minimum.

The second part of the reason for refusal refers the proposals harming the quiet enjoyment of the park for both adjoining residents and visitors by virtue of the cumulative levels of activity generated by the existing and proposed uses. The proposals will only result in a small scale extension to the existing well established facilities at York House Caravan Park. The introduction of a compact camping ground in an area surrounded by mature planting will not significantly increase the level of activity generated by York House Caravan Park. Moreover, the site caters mainly to the family market and it is intended that the additional camping area will do the same. It would be bad business practice for the owners to allow non-family groups onto the site that might lead to high levels of noise and disturbance, as it would simply annoy the main customer base. The proposals will therefore not harm the quiet enjoyment of the park for both adjoining residents and visitors.

As you will be aware, NYMNPA recently took enforcement action in connection with land at Manor Farm, Normanby owned by Mr Kaye, which was operated informally as a campsite throughout the last summer season. This unauthorised facility did lead to unacceptable levels of noise and disturbance for both local residents and those holidaying on York House Caravan Park because it was not well run and attracted groups of youths who had been denied access to York House Caravan Park. Unfortunately, York House Caravan Park was blamed, without valid reason, for much of the noise and disturbance associated with the unauthorised facility at Manor Farm.

Campers wishing to stay within the Park have to resort to these more basic and lower quality operations because of a lack of capacity on good quality formal sites such as York

House Farm. As outlined, this state of affairs creates a number of problems both in terms of ensuring proper planning control over such operations but also in terms of the uncontrolled impact of such operations on the amenity and special character of the National Park.

The demand from tourists for campsites in the National Park is unlikely to go away and as such ways need to be found to accommodate this demand in a sustainable manner that does not harm the special qualities of the National Park. The best way to achieve this is to allow extensions to existing caravan parks/ campsites within the park such as York House Caravan Park. Such an approach would: meet demand, support the viability of existing businesses in the Park, have least impact on landscape and amenity, help maintain and improve the quality of tourist accommodation in the Park and discourage less suitable proposals /informal operations that are difficult to control and which might give rise significant adverse impact on the special qualities of the Park.

Planning policy would appear to support such an approach and the proposed development at York House Caravan Park would comply with all relevant sections of Core Policies A, B, C, D, G, H, & M, and Development Policies 1, 2, 3, 14, 16, & 23 – as detailed below.

The proposed development:

Core Policy A

- Involves a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquility of the Park, nor detract from the quality of life of local residents or the experience of visitors.
- Involves development in a location and of a scale which will support the character and function of individual settlements.
- Will maintain the natural environment and landscape
- Will help strengthen and diversify the rural economy and provide a tourism based opportunity for the understanding and enjoyment of the Park's special qualities.
- Will protect/increase local employment

Core Policy B

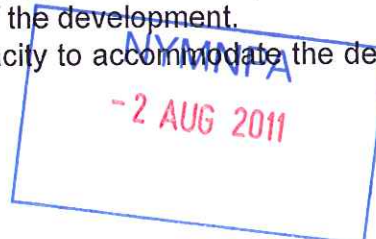
- Involves tourism/recreation development with an essential need to locate in the countryside.

Core Policy C

- Has no material impact on the natural environment, biodiversity and geodiversity.

Development Policy 1

- Will not have an unacceptable adverse impact on surface and ground water, soil, air quality and agricultural land nor generate unacceptable levels of noise, vibration, activity or light pollution.
- Will have no adverse effects in terms of pollution nor impact on the health, safety and amenity of the public and users of the development.
- Will have sufficient infrastructure capacity to accommodate the demand generated by the development.



Core Policy D & Development Policy 2

- Will not involve development in a location at flood risk and will not increase flood risk elsewhere.

Core Policy G

- Involves high quality sustainable design that conserves the landscape character of its surroundings

Development Policy 3

- Involves a high standard of contemporary design which complements the local vernacular and is of a scale, height, massing, proportion, form, size, materials and design that is compatible with its surroundings, and will not have an adverse effect upon the amenities of adjoining Occupiers
- Involves sustainable design and construction techniques to minimise energy use
- Provides adequate waste management facilities and Incorporates a satisfactory landscaping scheme forms an integral part of the proposal.
- Is accessible by all users

Core Policy H

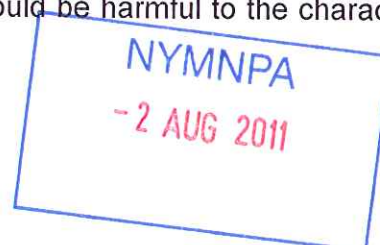
- Will support the rural economy by promoting sustainable tourism relates to the understanding and enjoyment of the Park

Development Policy 14

- Will improve the quality of the tourism 'offer' within the National Park
- Will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the special qualities of the National Park or in a way that conserves the special qualities.
- Can be satisfactorily accessed from the road network and by sustainable modes of transport including public transport, walking, cycling or horse riding.
- Will not generate an increased level of activity, including noise, which would be likely to detract from the experience of visitors and the quality of life of local residents.

Development Policy 16

- Is located within an area of woodland or forest which is well established and will provide a setting for the proposed development which will enable the proposal to be accommodated within the wider landscape without harming the Park's special qualities and where arrangements for the maintenance of this in perpetuity can be demonstrated.
- The site is physically and functionally linked to an existing business and can be managed appropriately without the requirement for additional permanent residential accommodation.
- The site is in close proximity to the road network and the proposal will not result in an increase in traffic generation that would be harmful to the character of the area or highway safety.



- The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity will not adversely affect the special qualities of the National Park.
- Can be removed when they are no longer required without damage to the natural landscape.

Core Policy M

- Is located where services and facilities are available or where they can be accessed in another settlement by a range of transport modes.

Development Policy 23

- Is capable of being accessed by public transport, walking or cycling.
- Does not impact on existing rights of way
- Is of a scale which the adjacent vehicular road network has the capacity to serve without detriment to highway safety or the environmental characteristics of the locality

The proposed development at York House Caravan Park is therefore compliant with adopted development plan policy in terms of the principle of development, the location, the use of the land as a camp site as an extension to the existing Caravan Park, and the design, layout and appearance of the amenity block. The applicant is also willing to accept a condition that would restrict the use of the proposed campsite field to the main season i.e. 1st March – 31st October to further minimise the very limited impact on visual amenity/landscape during winter months.

In our view granting planning permission for this development will deliver a high quality, well managed tourist facility in a sustainable location with minimal impact on the special qualities of the National Park.

If you have any queries concerning this application please do not hesitate to contact me.

Yours Sincerely

Steven Longstaff
Senior Planner

