

Planning Statement.

**Middlewood Holiday Farm Park
Middlewood Lane, Fylingthorpe, Robin Hoods Bay, Whitby, North
Yorkshire, YO22 4UF**

Planning application to allow 20 touring caravans to be sited 11 months

1. This very successful Holiday Park has been established for many years and is a very valuable local business bringing many tourists to the area and bringing vital spending power into the local economy without creating parking congestion in Robin Hoods Bay. The visitors walk from the Park.
2. The Holiday Park has consent for a total of 30 static holiday caravans that are all hired out for self-catering holidays, 20 touring caravan pitches, 130 tent pitches and 4 camping pods.
3. Occupation for the static caravans and camping pods is all the year round whilst the touring caravans and tenting is restricted to 8 months of the year, March to October.
4. Demand for pitches is received from touring caravan owners all year round, particularly during November, for Christmas, New Year and February half term. At the moment some turn up at the park, having not booked and have to be asked to turn around and leave.
5. The caravan pitches are already all-weather pitches in a very well screened area adjacent to the toilet block, not visible from nearby houses and footpaths. Photos 1, 2, 3.
6. The existing toilet block has been built for both summer and winter use. Photo 4.
7. Recent permission has been granted for 4 camping pods for all year round use, meaning the toilet facilities will be used during the winter months.
8. This proposal will have no environmental impact on the surrounding area and meets with the following Planning Policies:
9. **Core Strategy and Development Policies November 2008 Development Policy 16**
10. Section 2, that the proposal is linked to an existing business with living accommodation.



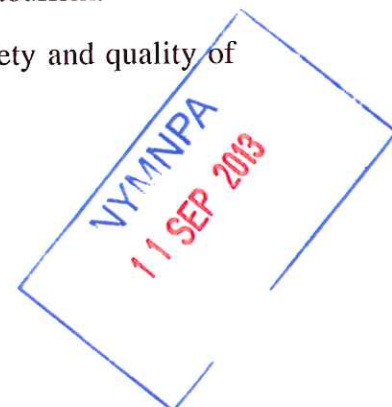
11. Section 4; that the design is sympathetic to the surroundings and the proposed accommodation will meet the demands of tourists, enhancing their ability to enjoy the surroundings and tranquility of the area.
12. Section 5; that touring caravans are mobile thus causing no damage to the natural landscape.
13. 8.26; that the proposal meets with the requirement to improve the range of accommodation within an existing business, by providing low cost accommodation all year round.
14. 8.27; that the proposed site is where touring caravan pitches are already and is well screened.

15. The Good Practice Guide for Tourism promotes:

16. Paragraph 4.6 states that those making plans for tourism should understand the growing demand, the understanding of the impact on the local economy, and the sustainability of the proposal. This business is long established and supports the local economy and there is a known, proven and growing demand for all year all-weather touring caravan pitches.
17. Paragraph 5.1 states that a proposal should be well located, attractive to users, and fit into their surroundings. The touring caravan pitches are already developed and established in a very well screened field, that has an existing high quality all season toilet block.
18. Paragraph 5.3 encourages development to take place where public transport is available and encourage green transport. This proposal meets both demands with a local bus service within a 5 minute walk and footpaths nearby. The Coast to Coast footpath, the Lake Wyke Walk, the Cleveland Way, and The Heritage Coast footpath. Also the Sustrans National Route 1 cycle way is adjacent to the Park.

19. North Yorks Moors National Parks management Plan within the Business and land Management.

20. Policy B2 supports proposals that will increase the opportunity for off peak holidays.
21. Policy B3 supports proposals that will promote overnight tourism.
22. Policy B4 supports proposals that will increase the variety and quality of accommodation.
23. Policy B5 looks to reduce the impact on the environment



24. Summary

25. It is suggested that the proposed lengthening of the season for the 20 touring caravan pitches is supported by Planning and Management Policies as well as proven demand.

26. Local businesses rely heavily on the tourists visiting this Holiday Park and this proposal can only help the sustainability of the local economy.

14/02/2013



Photo 1



Photo 4

NYMN
11 SEP 2013

11



Photo 2

NYMNPA
11 SEP 2013



Photo 3