

**Design and Access Statement.**

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

**Planning application for the change of use of four tent pitches for the siting of four camping pods.**

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 and 130 tent pitches.
3. Occupation for the caravans is all the year round whilst the tenting is restricted to 8 months of the year, March to October.
4. Demand is received from walkers and cyclists for affordable accommodation all year round. This application seeks to address this demand by proposing to replace 4 tent pitches with 4 camping pods.
5. The location has been chosen so that easy access can be provided to the adjacent toilet block that is fully heated and suited to all year round use. Additionally a new hedge was planted 3 years ago that will provide additional screening to the existing mature hedgerows surrounding the field. See photo 1.
6. The proposed pods are factory made and sited on gravel hard standings similar to those provided for all weather touring caravan pitches. The Pods each will measure 3 metres wide by 7 metres long and 2.4 metres high at their central point. This will provide good but basic family accommodation that is suitable for all year round use. The external appearance will blend with the existing toilet block. See Promotion Detail below.
7. This proposal will have no environmental impact on the surrounding area and meets with the following Planning Policies:
8. **Core Strategy and Development Policies November 2008 Development Policy 16**
9. Section 2, that the proposal is linked to an existing business with living accommodation.
10. Section 3, that no additional traffic will be generated.



11. Section 4; that the design is sympathetic to the surroundings and the proposed accommodation will meet the demands of the walkers and cyclists, enhancing their ability to enjoy the surroundings and tranquility of the area.
12. Section 5; that the proposed camping pods are removable without causing 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 for walkers and cyclists all year round.
14. 8.27; that the proposed site is where tenting already takes place 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 round low cost accommodation for walkers and cyclists.
17. Paragraph 5.1 states that a proposal should be well located, attractive to users, and fit into their surroundings. Camping pods are proven to be very popular. The proposal is to replace 4 tenting pitches with camping pods within a well established business in a field, that already has permission for tenting use, is well screened, and has an existing high quality 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 Route1 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 camping.
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 replacement of 4 tent pitches by 4 camping pods is supported by Planning and Management Policies as well as proven demand.

14/02/2013

**Photo 1**



15 FEB 2013