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EDWARDSON ASSOCIATES

Planning & Diversification Consultants

Mrs Hillary Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



28 March 2014

Dear Mrs Saunders,

Proposal: Change of use of part existing play area to allow the siting of a new tennis court and basketball play area at Northcliffe Holiday Park, Bottoms Lane, High Hawkser, Whitby, YO22 4LL

Planning and Design and Access Statement

Please find the attached planning application in respect of the above. I would be grateful if you could regard this letter as comprising a Planning and Design and Access Statement to be forwarded to consultees as you consider appropriate.

Summary

This application seeks full planning permission to site a new tennis court and basketball play area within an established sports field / playing area, within an existing caravan and camping park. The key objective here is to improve the quality of an existing tourism product.

Informal pre submission liaison has been carried out with The Team Leader, Hilary Saunders.

The Martin family run two successful holiday parks adjacent to one another, Seaview and Northcliffe. This application involves diversification and improvement of the latter.

The proposals represent small scale and sustainable diversification of the existing well established and well run tourism business within the National Park.

The proposal abuts other facilities on the park, is well screened and will improve the landscape quality, appearance and biodiversity of the park through the introduction of additional landscape planting. Existing facilities include a restaurant / cafeteria, toilet and shower facilities, a main reception building and children's play area.

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It is considered that this small scale proposal is in accordance with the Development Plan, responding positively to the National Planning Policy Framework's presumption in favour of sustainable development. There will be no adverse effects on the special character and quality of the landscape and environment of the National Park or on the amenities of the local community. The proposals will help an existing business to remain vibrant and viable and thus will have a positive contribution to the economy and continued attraction of the National Park to visitors, without undermining its special qualities and tranquillity.

Background

Northcliffe and Seaview Holiday Parks have an 11 month open season and caravans can remain stored on their pitches for the closed period over much of the site.

The applicants wish to improve facilities available for visitors. The proposed facilities will immediately abut a touring super pitch area and camping pod area where visitors can enjoy the National Park Location.

The tennis courts and basketball area can also serve Seaview next door – where there are no such facilities for existing tourism clients.

The proposal is conveniently positioned in close proximity to the reception building and on site management. Both sporting activities can be supervised in line with Health and Safety regulations and equipment will be easily accessible (tennis rackets, balls etc.)

Design Component

The proposal will enhance the visual appearance and amenity levels on the park.

The proposed tennis court is approximately 24 metres long by 11 metres wide. The tennis court / basketball area fence will be constructed of green tubular posts with a galvanised top rail. The surfacing will consist of green composite porous surface with stone swales at the sides.

The proposed basketball area is approximately 20 metres long by 10 metres wide. Visitors can use the facilities located on the main park. There are no foul water implications.

The proposal incorporates new planting in front of the courts, and hedges adjacent to the pods proposal in order to minimise visual impact.

Appraisal of Context

There is a National Planning Policy Framework general presumption in favour of small scale, sustainable rural diversification schemes. This presumption cascades down into the policies of the National Park's Local Development Framework.

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The location of the site away from any neighbouring properties is such that no adverse effects on residential amenity are anticipated.

There is existing screening to the north of the area and further landscaping is proposed including hedging and tree planting. This will help to soften the impact of the development and foster biodiversity enhancements for the park generally.

The proposal sits within an existing sports field, adjacent to a camping pod area. Set against an established woodland back drop is most certainly positive, protecting it from sea views.

The Access Component

Access to the tennis court and basketball are will be by foot only.

Conclusion

The proposed development will provide improved facilities provided by this established and well managed caravan and camping site. The proposal will also better meet the demands and expectations of visitors.

The proposal is considered to be in accordance with Development Policy 16 in the Local Development Framework and the NPPF. The "Good Practice Guide on Planning for Tourism" spells out the key contribution for tourism both to the local economy and in social/ job creation terms. It specifically encourages Local Authorities to take a positive approach to tourism proposals.

In addition, it is considered that this small scale, sustainable proposals responds positively to the broad vision for the National Park, which aims to balance enjoyment, awareness, understanding and respect for the National Park against the concurrent objectives of supporting appropriate business growth and diversification and protection and enhancement of the natural landscape, environment and host communities of the National Park.

It is hoped that officers will be able to support this application and recommend it for approval. Should any additional information be required please do not hesitate to contact Roy Edwardson of this office or myself.

Yours faithfully

Melanie Edwardson MRICS MSc Urban Devt + Plng BSc (Hons) Land Man
Director