



## 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 ten tent pitches for the siting of ten 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, 126 tent pitches and four camping pods.
3. Occupation for the caravans and camping pods is all the year round whilst the tenting is restricted to 8 months of the year, March to October.
4. The camping pods were granted consent on the 18<sup>th</sup> April 2013 and a very high demand has been received for them from walkers and cyclists all year round. Such has been the demand that there is now a need for more. This application seeks to address this by proposing to replace a further 10 tent pitches with another 10 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. That the camping pods are located close to each other and is well screened by an existing established hedgerow. Photo 1.
6. The proposed pods are bespoke made, fully insulated and sited on gravel hard standings similar to those already sited. 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. As can be seen on the attached photo the Pods blend very well into the background, far better than the multi coloured tents. The external finish is cedar shingle clad with wood imitation upvc doors and window. Photos 2 & 3.
7. It is proposed to phase the siting of these pods over two years.
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 Policies 14 and 16**
10. Section 2, that the proposal is linked to an existing business with living accommodation.
11. Section 3, that no additional traffic will be generated.
12. 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.
13. Section 5; that the proposed camping pods are removable without causing damage to the natural landscape.

14. 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.

15. 8.27; that the proposed site is where tenting already takes place and is well screened.

**16. The Good Practice Guide for Tourism promotes:**

17. 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.

18. 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 10 tenting pitches with camping pods within a well established business in a field, that already has permission for tenting and camping pod use, is well screened, and has an existing high quality toilet block.

19. 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.

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

21. Policy B2 supports proposals that will increase the opportunity for off peak camping.

22. Policy B3 supports proposals that will promote overnight tourism.

23. Policy B4 supports proposals that will increase the variety and quality of accommodation.

24. Policy B5 looks to reduce the impact on the environment

**25. Summary**

26. It is suggested that the proposed replacement of 10 tent pitches by 10 camping pods is supported by Planning and Management Policies as well as proven demand.

27/07/2015

