

EDWARDSON ASSOCIATES

Planning & Diversification Consultants

Development Management Services
Ryedale District Council
Ryedale House
Old Malton Road
Malton
YO17 7HH

Our Ref: KNO.L 2019.01

29 May 2019

Dear Sir

PLANNING AND DESIGN AND ACCESS STATEMENT

Proposal: Change of use of land to permit the siting of 8no. timber clad cabin-style holiday caravans to form an extension to Malton Grange Country Park with associated crushed stone access track, at Malton Grange Country Park, Amotherby Lane, Amotherby, Malton, North Yorkshire, YO17 6UP

1.0 Introduction, Site Location and The Proposals

- 1.1 Please regard this letter as comprising a supporting Planning and Design and Access Statement in connection with the above full planning proposals.
- 1.2 The application seeks full planning permission for the siting of 8 no. additional holiday caravans, as an extension to Malton Grange Country Park. The proposed units of holiday accommodation define as a caravan but will have a timber clad, cabin style appearance similar to the others already on the site. Access to the additional caravans will be via a new section of crushed stone access connected to the existing Amotherby Lane site access.
- 1.3 Malton Grange Country Park is a well-established holiday caravan park with consent for 57no. cabin style caravans. The majority of these consented bases and units have been installed and are in place. The park is located in the open countryside approximately 1km north of Amotherby village and 5km north west of the centre of Malton.
- 1.4 The proposed units are located in Flood Zone 1. The wider area comprises land within Flood Zone 2.
- 1.5 Drawing 101 shows the proposed site layout. The application proposals will increase the overall consented number of caravans from 57 to 65. The additional caravans are proposed in an area measuring 0.4 hectares located to the south of the site in an area of previously approved planting. A significant amount of this planting will be retained, ensuring that that the proposed caravans will be completely screened from view.

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1.6 All of the static caravans proposed by this current application meet the definition of a caravan within the meaning of the Caravan Sites Control of Development Act 1960 and Caravan Sites Act 1968. All units will be laid out in accordance with Ryedale District Council's Site License Conditions for Static Caravans.

1.7 This application is supported by the following plans: -

- Drawing 001 Location Plan.
- Drawing 002 Site Plan as Existing.
- Drawing 101 Site Plan as Proposed (including indicative caravan designs)
- Ecological Appraisal By Forestry and Ecology, dated June 2017

1.8 Foul water will discharge to the existing bio-treatment plant and then to Redbridge sewer. Surface water will discharge to ground and then to a dyke via existing field drainage systems.

2.0 Relevant Planning Policies

National Planning Policy Framework

2.1 The updated Framework was published in 2019 and is a material planning consideration.

2.2 The Framework is supportive of sustainable development, which includes in Section 6, support for a prosperous rural economy, including sustainable rural tourism.

Ryedale Plan – Local Plan Strategy, 2013


2.3 The following are considered to be the policies of most relevance to this application: -

Policy SP1	General Location of Development and Settlement Hierarchy
Policy SP8	Tourism
Policy SP13	Landscapes
Policy SP16	Design
Policy SP20	Generic Development Management Issues
Policy SP21	Occupancy Restrictions

3.0 Assessment against Policy

Principle

3.1 The principle of the proposal is considered to be acceptable and in accordance with national and local Development Plan policies. It relates to the small scale, sustainable expansion of the existing holiday park with a small number of additional caravans. Policy SP8 of the Local Plan Strategy is specifically supportive of additional tourism accommodation development in the district and Policy SP21 will control occupancy of the units. Planning approval was granted in August 2017 for a similar small scale development of additional caravans at the site. At that time the principle of the development was considered to be acceptable, having regard to national and local plan policies, and taking account of detail development management factors such as scale, sustainability, accessibility, design, layout, access and landscape and visual amenity effects. It is considered that the current application proposals are equally acceptable in all regards. The proposals will respond positively in particular to



Objectives 8, 9 and 10 of the Local Plan Strategy which seek to support existing businesses, diversify the economy and support the land-based economy. Furthermore, paragraph 3.36 of the Local Plan Strategy states that it is vital that the wider countryside is supported as a living and working place, and notes that Ryedale's countryside is integral to tourism, a significant sector of the District's economy, and therefore appropriate tourism activity will remain important in the wider countryside.

Location

- 3.2 Policy SP1 of the Local Plan Strategy is supportive of development in the countryside which is considered necessary to support a sustainable, vibrant and healthy rural economy. Furthermore, Policy SP8 supports extensions to existing caravan sites in the wider open countryside, provided they can be accommodated without an unacceptable visual intrusion and impact on the character of the locality. The location of the proposed site extension is therefore considered to be acceptable.

Design and Landscape

- 3.3 The site is well screened by existing mature boundary trees and new additional planting undertaken by the applicant. It is not considered that the proposals would exert any material harmful effects on landscape character, quality and visual amenity, particularly given the location of the site set back from the road and the existing mature perimeter planting currently in place, most of which is to be retained. A small area of the existing planting will be lost to accommodate the additional caravans but the vast majority of this planting will be retained. Taking account of these site characteristics it is considered that the proposals will accord with Policy SP13 of the Local Plan Strategy which seeks to protect and enhance the diverse landscapes of the district. The additional cabins will be reflective of the design and appearance of the existing cabins on site.

Access and Highways

- 3.4 It is not considered that the application proposals would have any significant effects on highway safety and the objective of making sites accessible by sustainable modes of transport. The site is located in very close proximity to Amotherby, where some services are available, and also to Malton where there are a significant number of services and fatalities.

4.0 Biodiversity

- 4.1 Policy SP14 of the Local Plan Strategy seeks to conserve, restore and enhance biodiversity within Ryedale, including protecting species and maintaining, creating and improving habitats. This application is supported by an Ecological Appraisal by Forestry and Ecology Ltd, dated June 2017. This report has a recommended lifetime of 2 years and therefore is considered to remain in date and fit for purpose in terms of assessing the ecological value of the application site and the potential impacts on protected species and their habitats. The proposed cabins are to be located to the south of the park in an area approved for additional planting. This area is not considered to be ecologically sensitive and the majority of the additional planting previously secured will be retained.

5.0 Conclusion

- 5.1 The proposals comprise a sustainable small scale expansion of the applicant's existing holiday park. The proposals are considered to be compliant with both national and adopted Development Plan policy and will not result in harm to any interests of acknowledged importance. The proposals are compatible with the site and surroundings, can be safely accessed, will not have any harmful residential amenity or landscape effects and will make a positive contribution to the rural economy of the district.
- 5.2 It is considered that the application proposals accord with both national and adopted Local Plan policies, are sustainable and there are no identified harms which would significantly and demonstrably outweigh the sustainability benefits that the applications proposals can deliver.
- 5.3 It is hoped that officers will support this proposal. Please do not hesitate to get in touch should you require any additional information or clarification on any matters.

Yours sincerely

Edwardson Associates Ltd.