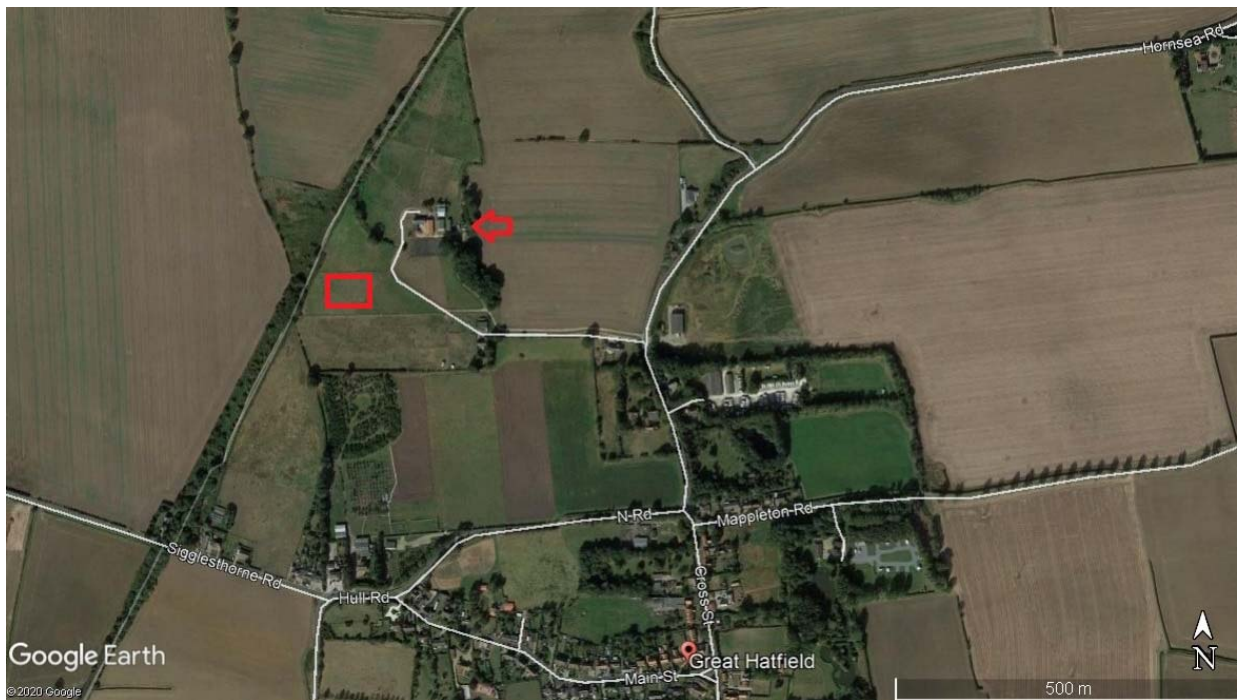


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## Planning Statement

**Use of Land for Siting of Glamping Pods, Associated Parking Area, and Landscaping**

**Rowlings Farm  
Hornsea Road  
Great Hatfield**



## 1 Introduction

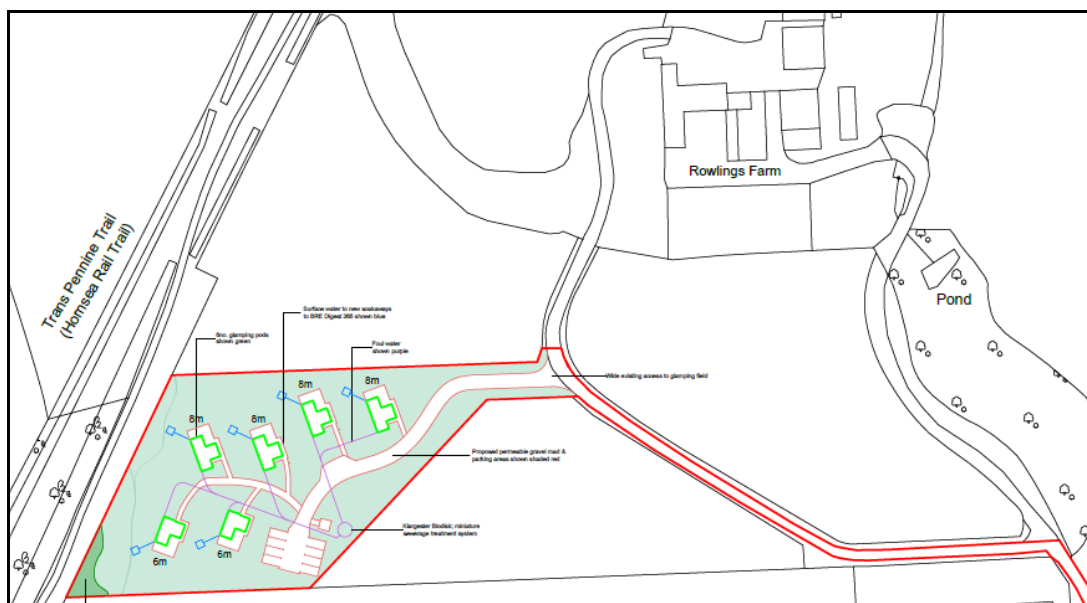
1.1 Rowlings Farm lies to the east of Hornsea Road, just to the north of Great Hatfield. The property comprises a collection of former farm buildings partly converted to stables, stores and an office all set in 15 acres of grassland. The complex is accessed by way of a long drive from Hornsea Road. The site lies alongside the Trans Pennine Trail (E28).

1.2 In October 2014 planning permission (14/01220/PLF) was granted for alterations to and change of use of the farm buildings to create livery and horse breeding stables, and retention of ménage, private access road and bridge. The use has continued since and is now an established part of the leisure economy in the area.

1.3 In 2017 planning permission (16/00728/PLF) was granted for the change of use of an office building (a former barn) into a dwelling.

## 2 The Proposed Development

2.1 The proposals involve the siting of 6 holiday glamping pods in part of a field to the south-west of the stable buildings. The current vehicular access from Hornsea Road is to be used to gain access to the glamping pod area, where an access track to a new small car park to serve the pods is to be constructed. Additional landscaping and tree planting is to be carried out.



## **2 Planning Policy**

2.1 The Framework policies support a prosperous rural economy with planning decisions enabling the sustainable growth and expansion of all types of business in rural areas including rural tourism and leisure developments which respect the character of the countryside.

2.2 Paragraph 84 of the Framework states that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations not well served by public transport.

2.3 Relevant Local Plan policies are:

- S4: Supporting Development in the Villages and the Countryside;
- EC1: Supporting the Growth and Diversification of the East Riding Economy;
- EC2: Developing & Diversifying the Visitor Economy;
- ENV1: Integrating High Quality Design;
- ENV2: Promoting a High Quality Landscape;
- Env4: Conserving and Enhancing Biodiversity and Geodiversity; and
- A5: Holderness & Coastal sub area.

2.4 Figure 9 of the Local Plan identifies Tourism Character Areas in the East Riding. This application site lies within the East Coast (North/South Holderness Tourism Character Area).

2.2 Local Plan policy EC2 is supportive of tourism developments including accommodation. It states that in the countryside proposals for tourism development will be supported where their scale and cumulative impact is appropriate for the location and they (inter alia) utilise existing buildings; involve new, expanded or up-graded static and touring caravan sites; or have a functional need to be located in the countryside.

Local Plan policy ENV1 requires all development to safeguard and respect the diverse character and appearance of the area through their design, layout,

construction and use; and to make prudent and efficient use of natural resources and seek to reduce carbon emissions. It is supportive of development that achieves high quality design that optimises the potential of the site.

2.3 Local Policy ENV2 expects development to be sensitively integrated into the existing landscape which can be achieved, inter alia, by ensuring important hedgerows are retained and the character and management of woodland is maintained or enhanced.

2.4 Policy ENV4 seeks to conserve and enhance biodiversity with development proposals seeking to achieve a net gain in biodiversity where possible.

### **3 The Proposals Set Against Policy**

#### ***Principle of the Use***

3.1 Local Plan policy S4 supports tourism development and employment development in Countryside locations where the proposals respect the intrinsic character of their surroundings.

3.2 Policy EC2 supports tourism development including facilities and accommodation that improve the tourism offer and encourage the growth of the visitor economy. A significant material consideration is that the policy wording, and that of the justification text to the policy, states that proposals that help address existing deficiencies in the types of accommodation available will be particularly encouraged to help strengthen and broaden the tourism offer across the East Riding.

3.3 Part B of the policy states that in the Countryside proposals for tourism development will be supported where their scale and cumulative impact is appropriate for the location, and they (inter alia) involve new, expanded, upgraded or rolled back/re-located static and touring caravan sites; support an existing countryside attraction; or have a functional need to be located in the Countryside.

3.4 Table 6 relating to potential development and diversification of Tourism Character Areas, based on recommendations of the East Riding Tourism Accommodation Study, specifies that within the Holderness area new small scale accommodation enterprises focussed on (inter alia) additional camping and touring caravan pitch

provision is needed. Glamping pod facilities of which there are few in the area would fall within this categorisation.

3.5 From a review of Figure 9 and Table 6 of the Strategy Document, it is apparent that in the location of the application site there is a key tourism requirement for new small-scale accommodation enterprises focussed on serviced and self-catering units in the form of farm building conversions, additional camping and touring caravan pitch provision.

3.6 Consequently, this small glamping pod proposal will go some way to satisfy key tourism accommodation requirements and the use is compliant with policy EC2A.

3.7 Policy A5 requires development decisions to support the appropriate expansion and diversification of the subarea's key economic sectors, particularly tourism; support facilities which encourage year round tourism and related activities to help minimise the effects of seasonality; and support integrated approaches to habitat and species management.

3.8 Rowlings Farm is an existing leisure enterprise in the countryside. In the previous planning applications that established the current use it was explained that the intention was to develop a tourist/recreation offer as well, capitalising on the excellent opportunities of proximity to both the tourism and recreational facilities of the East Riding and particularly Holderness and the coast.

3.9 For instance, access to the Trans Pennine Trail already exists from the property as it abuts the former Hull to Hornsea railway line along which the trail runs. The TPT is a nationally recognised long-distance route for horse riding, cycling and walking some 215 miles long, with links to other routes such as the Yorkshire Wolds Way.

3.10 The site could provide a stopover for horse riders, cyclists and walkers. To enable this, on site glamping pods is a business opportunity with benefits for the local tourism economy.

3.11 Locally, there are a network of circular walks around Hatfield and others in north Holderness publicised by the Council in its 'Walking the Riding' Booklet, the National

Cycle Route 65, and bridle paths to cater for walkers, cyclists and horse riders. There are also local pubs and restaurants nearby.

3.12 Horse riders, cyclists and walkers will be able to visit Hornsea, the beach and the Mere (for birdwatchers and wildlife enthusiasts) which is only 5 minutes away. Mappleton beach which is excellent for horse riding is only 3.5 miles away and easily accessible. More locally horse riders will be able to take advantage of the excellent network of bridle paths.

3.13 Additionally, visitors also simply come to stay in these locations for the quiet rural environment and enjoy the rural setting, local wildlife and company and may only leave the site for short periods for recreation, shopping and eating; and this is a type of holiday that takes place all year round.

3.14 Consequently, the site and facility are in an accessible location and this is a sustainable development.

3.15 The use of the site for accommodation will offer another dimension to the current business and thereby is compliant with the provisions of Local Plan policy EC2, EC1 and A5 in that it will enhance the tourism offer in the East Riding and for a use that the Local Plan seeks to encourage in Holderness. In so doing the local economy will benefit.

### ***Scale & Impact***

3.16 The limited scale of the proposal is such that activity associated with it will not be harmful to the local countryside. Similarly, the location away from public areas and bounded by hedgerows and with proposed new planting will mean the visual character and appearance of the local countryside will not be materially affected. It is the intention that the screening quality of the existing tree and hedgerows will be enhanced by further planting.

3.17 Consequently, the proposals comply with Local Plan policy EC2 B and the national policy that require tourism development to be appropriate for the location. It will be an actively managed site.

3.18 The landscape layout drawing submitted in support of the application demonstrate that this will be the case and the biodiversity potential of the site will be enhanced.

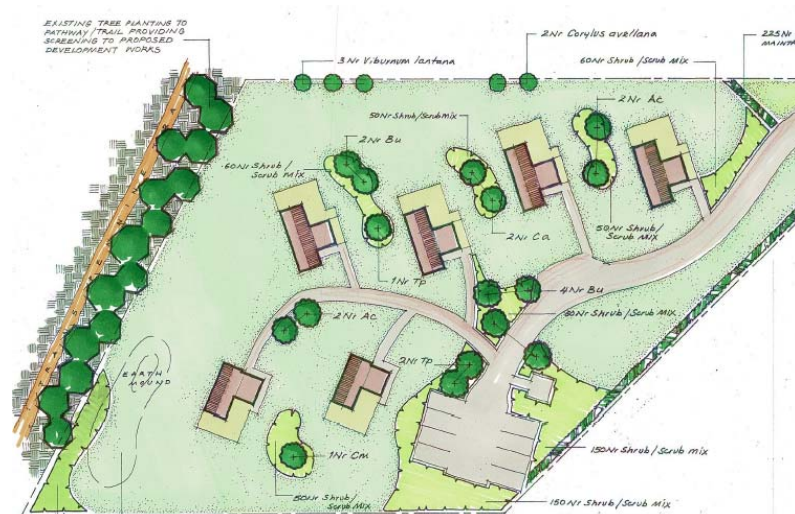
3.19 Similarly, the relatively small scale of the pods themselves, their materials of construction/finish and their location away from the public highway and bounded by existing and proposed landscaping will mean the visual character and appearance of the local countryside will not be materially affected.

### ***Conflict with Adjoining land uses***

3.20 The site is adjoined by agricultural fields. There are two dwellings close to the access road, but the additional traffic generated by the pods' use will not cause harm to amenity through activity and the pods will be sufficiently far away from these dwellings to so as not to cause disturbance. Furthermore, with the existing and proposed landscaping there will be little impact on visual amenity either.

### ***Landscaping & Nature Conservation***

3.21 The site has no special nature designation and therefore no special protection, but it does have some nature interest centred on the hedgerows and trees. The scale of the proposal is not great, and it is in the interests of the applicant to enhance the nature conservation interest in the site. This will be achieved through a comprehensive landscaping scheme for the site and the application is supported by a landscape drawing and species specification.



### **Access**

3.22 The existing access from the public highway has good sight lines in both directions for emerging vehicles. The limited extra activity arising from the proposed development would not be detrimental to highway safety. A material consideration is the way the site has operated without hazards since first being used as livery stables.

### **Construction Materials & Sustainability**

3.23 The applicant is to source pods that have shells that are manufactured from recycled PET plastic bottles with each pod using 4800 bottles or 8000 in the 3m x 8m type. The pods then can have any roofing material as they are watertight due to the internal rib structure. They can be fitted out with timber, ply or plaster. They do not necessarily need a concrete base provided a hard surface is available. They are virtually maintenance free.

## **4 Conclusion**

4.1 This application involves a site that is already a recreational and leisure destination. National policies give strong support to rural businesses of all types including rural tourism. This proposal will increase economic activity in local facilities to the benefit of the local community.

4.2 Local Plan policies S4, EC1 and EC2 also give support to existing and proposed tourism, camping and caravan site uses. In particular the Local Plan has identified a requirement in the Holderness area for tourism accommodation such as is proposed and policy A5 supports the appropriate expansion of the tourism sector.

4.3 There will be no material harm to visual amenity or the natural environment or character of the area. The site will be screened and not readily visible from public areas. The site will be properly and environmentally managed. It is the intention that the additional income generated will be utilised in enhancing the site's habitat and biodiversity contribution to the area and will provide an on-site attraction for visitors.

4.4 This is a sustainable development that will support and/or enhance the local economic, social and environmental well-being of the area. Consequently, the proposals accord with the Local Plan As such the proposals are compliant with Local Plan policies ENV1, ENV2 and A5 and national planning policy.