

Mr Stephen Hunt
East Riding of Yorkshire Council
County Hall
Cross Street
Beverley
HU17 9BA

Our Ref: FIN.W 2021.10

04 November 2021

Dear Mr Hunt

PLANNING AND DESIGN AND ACCESS STATEMENT

Proposal: Full Planning Application for the retention of entrance and boundary walls at Bridlington Holiday Park, Moor Lane, Carnaby, East Riding of Yorkshire, YO15 3QG

1.0 Introduction, Site Location and Proposals

- 1.1 Please regard this letter as comprising a Planning and Design and Access Statement in support of a full planning application for the retention of entrance and boundary walls at Bridlington Holiday Park, Moor Lane, Carnaby.
- 1.2 The entrance and front boundary walls have been constructed to form a gateway feature to Bridlington Holiday Park. The holiday park was approved on 29 January 2021 under planning permission 20/02567/PLF and implementation of the planning permission is now well advanced. The Council's enforcement team has investigated the constructed walls and has advised that planning permission is required on the basis that they did not form part of the development approved under 20/02567/PLF.

2.0 Application Particulars

- 2.1 This application is supported by the following plans and particulars: -
- Drawing 001 – Location Plan.
 - Drawing 002 – Site Plan, Floor Plan, Elevations as Existing.
 - Drawing 003 – Site Plan, Banking Detail as Approved

 - Planning Statement (this document)

3.0 The Proposals

- 3.1 The entrance walls are of brick construction. They are of varying height and incorporate a mixture of straight and curved sections. The walls have some brick column features with stone copings.

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3.2 The main wall height is 1.2 metres. The pillar sections with copings are 1.45 metres in height. Please refer to Drawing 002 for details of the entrance walls.

4.0 Key Policies

National Planning Policy Framework

4.1 The updated Framework was published in 2021 and is a material planning consideration.

4.2 Section 2 of the NPPF seeks to achieve sustainable development. Section 6 seeks to build a strong, competitive economy and section 12 seeks to achieve well-designed places. Furthermore, section 15 seeks to conserve and enhance the natural environment, including landscapes.

East Riding Local Plan Strategy Document, Adopted April 2016

4.3 The following policies are of most relevance to this application: -

- S1 Presumption in Favour of Sustainable Development
- S4 Supporting Development in Villages and the Countryside
- EC2 Developing and Diversifying the Visitor Economy
- ENV1 Integrating High Quality Design
- ENV2 Promoting a High Quality Landscape
- A2 Bridlington and Coastal Sub Area

5.0 Planning Assessment

Design

5.1 The entrance walls have been constructed using an attractive, quality brick, with intermittent pillars capped with stone copings. The brick is similar to that on the pillars of the existing foldyard barn on the site. The wall is low in height and the green frontage verge is retained with the wall set back behind this. As such, the design and appearance are considered to be acceptable and in accordance with Policy ENV1 of the ERLP SD and section 12 of the NPPF.

Landscape Character and Visual Amenity

5.2 The visual and landscape character impacts of the entrance and boundary walls are confined to a small section of Moor Lane only, when passing by the entrance to the holiday park. There are a variety of front boundary treatments in existence along Moor Lane, including security fences associated with the Council's waste disposal site and Carnaby Industrial Estate, both located a short distance away. At least one other property on Moor Lane also has a brick entrance feature similar to that constructed at Bridlington Holiday Park.

5.3 Set with the varied characteristics of the local streetscape, the entrance and boundary walls do not exert a harmful impact on the landscape character and visual amenities of the locality. The proposal therefore accords with Policy ENV2 of the ERLP SD.

Highway Safety

5.4 The walls are low in height, set back from the highway carriageway and incorporate splays on both sides of the two access points, ensuring that there is good visibility in both directions. The position and heights of the walls do not impede visibility in either direction. Moor Lane is straight in both directions. The proposal is therefore acceptable from a highway safety perspective.

6.0 Conclusion

6.1 It is considered that the existing entrance and boundary walls are of an acceptable design and appearance and accord with Policies ENV1 and ENV2 of the ERLP SD and section 12 of the NPPF.

6.2 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.

