

FULL PLANNING APPLICATION FOR THE ERECTION OF UP TO 9 NO. GLAMPING PODS AND ASSOCIATED DEVELOPMENT

PLANNING, DESIGN AND ACCESS STATEMENT

GREEN MEADOWS PARK, FITLING, EAST RIDING OF YORKSHIRE

ON BEHALF OF MR S FISHER

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**



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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Pegasus Group on behalf of Mr S Fisher (the “applicant”) and accompanies and supports an application seeking full planning permission for the erection of up to 9 no. glamping pods and associated development (the “proposed development”).

1.2 The purpose of this report is to assess the proposed development and its acceptability in planning terms, having regard to the Adopted Development Plan and any other material considerations pertinent to the determination of the application.

1.3 The report takes the following structure:

- **Introduction** – this section provides the introductory context to the Planning Statement;
- **The Application Site and Proposed Development** – this presents a detailed description of the application site, its wider context and planning history, before providing a description of the proposed development;
- **Design and Access Statement** – this section provides a description of the proposed development;
- **Planning Policy Considerations** – this sets out the planning policies and guidance documents relevant to the proposed development;
- **The Material Considerations** – this assesses the proposed development against the relevant planning policies and other material considerations;
- **The Planning Balance** – this section weighs the identified benefits of the proposed development against the harm it would cause and undertakes a balancing exercise of the impacts;
- **Conclusion** – this section provides the concluding remarks of the Planning Statement.

2.0 THE APPLICATION SITE AND PROPOSED DEVELOPMENT

2.1 This chapter of the Planning Statement provides details of the application site, its wider context, and planning history.

The Application Site

2.2 The application site relates to approximately 1.98ha of land located to the west of Fitling Lane, Fitling. Figure 1 illustrates the general extent of the site, and the submitted Site Location Plan details the full extent of the application site for planning purposes.



FIGURE 1 – The Application Site

2.3 The application site is located within open countryside and is not allocated for any use within the local plan as per the East Riding Local Plan Policies Map.

2.4 The site is not located within a conservation area and contains no listed buildings, nor is it within the setting of a conservation area or any listed buildings.

2.5 The site is located entirely within Flood Zone 1 and is therefore at the lowest risk of flooding from Rivers or the Sea, as shown in Figure 2.

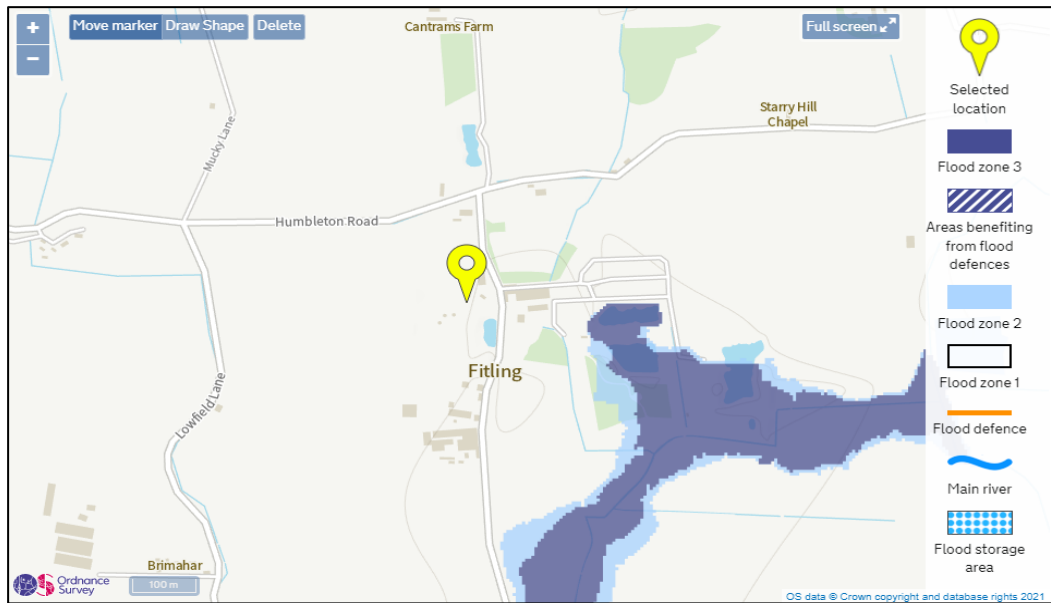


FIGURE 2 – Extent of Flooding from Rivers or the Sea

2.6 The site is at 'very low' risk of surface water flooding as illustrated in Figure 3.

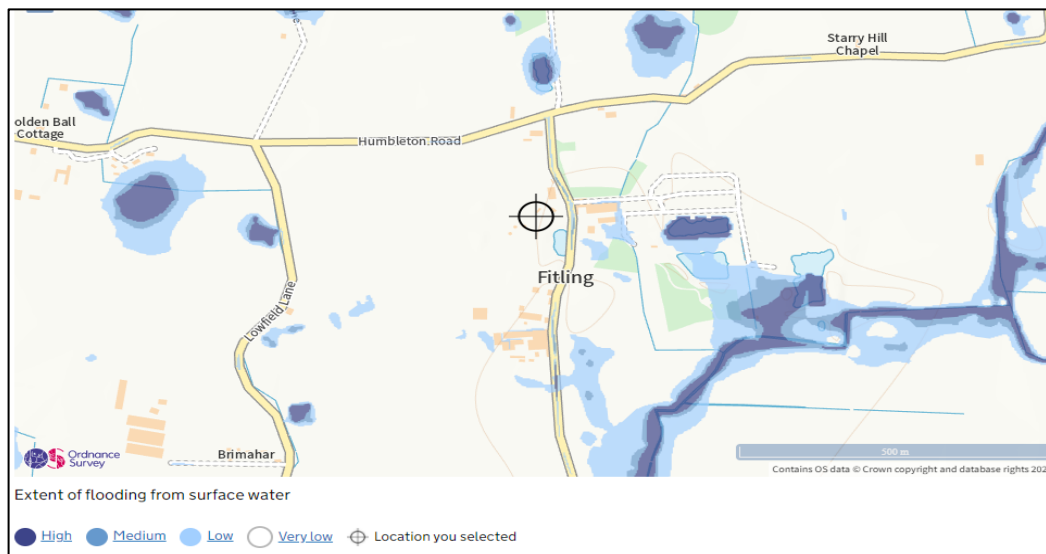


FIGURE 3 – Extent of Flooding from Surface Water

The Wider Surrounding Area

2.7 The wider surrounding area is rural in character. Agricultural uses are the predominant land use in the locality, however Westfield Country Park, a holiday site, is located to the east of the application site.

2.8 The site is situated approximately 15km to the east of Kingston upon Hull. The villages of Burton Pidsea and Aldbrough are located 3.6km and 3.8km from the

site respectively. The east coast is within 3km from the site, making it an attractive area for tourism.

Planning History

- 2.9 The application site was originally in agricultural use and was granted planning permission in 2009 for a touring caravan park and associated works under planning permission 09/02715/STPLF.
- 2.10 In 2014, temporary permission was granted for a manager's dwelling on site for a period of 3-years.
- 2.11 In 2019, planning permission was granted (ref. 18/02986/PLF) for the re-configuration of the existing touring caravan site to replace 9 of the touring pitches with 8 glamping pods, the erection of 2 larger octagonal pods, the retention of temporary caravan for use as a manager's dwelling (until 18 May 2020), and associated development.
- 2.12 In 2020, a S73 application was submitted for the variation of condition 2 of planning permission ref. 18/02986/PLF which related to the time limit for the use of the temporary managers dwelling. The S73 application (ref. 20/01492/VAR) sought a 1-year extension to the temporary permission for the retention of the temporary managers dwelling; this was granted on 16th December 2020 and expired on 16th December 2021.

The Proposed Development

- 2.13 Full planning permission is sought for the following description of development:
- "The erection of up to 9 no. glamping pods and associated development".*
- 2.14 The development hereby proposed is illustrated on the submitted masterplan. The overall development, which includes 8 no existing lodges, 2 lodges awaiting construction, and the development hereby proposed, would comprise a total of 19 glamping lodges and 6 touring pitches.
- 2.15 The proposals would support a total of 6 part-time jobs on-site for cleaners who work on change-over days to ensure the holiday pods are ready for visitors. As such, the proposals would generate marginal socio-economic

benefits.

- 2.16 Significantly, the 9 lodges subject to this application are proposed in lieu of 10 no. touring caravan pitches which benefit from an extant planning permission (ref. 18/02986/PLF) and 1 temporary touring caravan currently being used as managers accommodation, as shown in Figure 4 below.



FIGURE 4 – Approved Site Layout Plan (18/02986/PLF)

- 2.17 Not only are the proposed lodges considered to represent an improvement in the character and appearance of touring caravan pitches by virtue of their high-quality design, but any impacts of the development would also be lesser given that there is a reduction in the number of holiday units on-site. This is particularly relevant to highways impacts as there would be marginally less vehicles within the highway network; but, most significantly, less touring caravans would be navigating the fairly narrow highway network.
- 2.18 Planning Permission Ref. 18/02986/PLF is an extant and implemented planning permission and so the Applicant can implement the 10 no. touring caravan pitches; this remains a valid fallback position for the development hereby proposed. We consider the development hereby proposed represents a substantial improvement to the fallback position.

3.0 DESIGN AND ACCESS STATEMENT

3.1 The following section details the design principles which have informed the layout of the proposed development.

Use

3.2 The proposed development would deliver a high-quality tourism development. The application site is currently in use as a tourism development comprising glamping pods and touring caravan pitches. The planning application proposals would see the extension of the existing holiday park.

Amount

3.3 The proposed development comprises up to 9 glamping pods.

Layout

3.4 The development sees a natural and organic layout, reflective of the sites rural character, with 9 glamping pods laid out in a curved manner through the site. Surrounding the glamping pods are meandering pathways, access roads, vegetation and outdoor amenity areas. The proposed development has been designed sympathetically to effectively assimilate into the site with no adverse impacts to the wider surrounding area and create a unique and highly characterful development which would be attractive to holidaymakers.

Scale

3.5 The proposed lodges would be a maximum of 6.7m in length, 3.3m in width and have a height of between 2.75m and 3m.

Landscaping

3.6 A high-quality, landscape-fronted approach has been taken to the design of the development proposal. The comprehensive development sees an extensive soft landscaping scheme which comprises established tree planting and hedgerows, and amenity grassland. The proposed landscaping scheme seeks to create a highly characterful and attractive holiday destination and ensure the development can be accommodated on-site with no adverse visual impacts to the wider surrounding area.

4.0 PLANNING POLICY CONSIDERATIONS

4.1 This chapter of the Planning Statement details the planning policies relevant to the planning application.

Legislative Background

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

4.3 For the purposes of Section 38(6), East Riding of Yorkshire Council's adopted development plan comprises the Local Plan Strategy Document (2016), the Local Plan Allocations Document (2016) and the Bridlington Town Centre Area Action Plan (2013).

East Riding Local Plan Strategy Document 2016

4.4 Policy S1 'Presumption in Favour of Sustainable Development' states that when considering development proposals, the Council will take a positive approach that reflects the NPPF's presumption in favour of sustainable development. Moreover, the Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure developments that improve the economic, social and environmental conditions in the East Riding of Yorkshire.

4.5 Policy S4 states that outside of settlements, development will be supported to help maintain the vibrancy of villages and the countryside where it:

1. *"Is of an appropriate scale to its location taking into account the need to support sustainable patterns of development;*
2. *Encourages the re-use of previously developed land where appropriate; and*
3. *Does not involve a significant loss of best and most versatile agricultural land."*

4.6 It goes on to state that outside of a development limit land will be regarded as

the Countryside and prescribes a limited number of forms of development which would be supported where proposals respect the intrinsic character of their surroundings. This includes:

- *Agricultural, forestry or other rural-based occupational dwellings subject to demonstrating an essential need; and,*
- *Sports, equine, recreation, community facilities and tourism development.*

4.7 Policy EC1 'Supporting Growth and Diversification of the East Riding Economy' outlines that:

"To strengthen and encourage growth of the East Riding economy, employment development will be supported where the proposal is of a scale suitable to the location. Proposals will be encouraged where they:

- *Contribute to the modernisation, development and diversification of the local economy;*
- *Develop and strengthen the East Riding's key employment sectors and clusters including tourism.*

Outside of development limits employment development will be supported where it is of an appropriate scale to its location and respects the character of the surrounding landscape. Proposals should:

- *Involve the expansion of an existing business";*

4.8 Policy EC2 'Developing and Diversifying the Visitor Economy' emphasises that tourism development, including attractions, facilities and accommodation, particularly those helping to meet existing deficiencies, will be encouraged to help strengthen and broaden the tourism offer across the East Riding. This policy also 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 '*involve new, expanded, upgraded or rolled back/re-located static and touring caravan sites*'.

4.9 Policy ENV1 seeks to ensure development proposals incorporate high-quality

design.

- 4.10 Policy ENV2 aims to ensure development proposals are sensitively integrated into the existing landscape and protect and enhance landscape character.
- 4.11 Policy ENV5 aims to strengthen green infrastructure.
- 4.12 Policy ENV6 seeks to ensure that environmental hazards, such as flood risk, are managed to ensure that development does not result in unacceptable consequences to its users, the wider community, and the environment.

The National Planning Policy Framework 2021

- 4.13 The Revised NPPF was published in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied.
- 4.14 The NPPF contains policies to guide both plan making and individual planning decisions to ensure the planning system helps to achieve sustainable development, which Paragraph 7 cites to be the overall purpose of the planning system. The Framework forms a material consideration in the assessment of all planning applications. Paragraph 3 confirms the Framework should be read as a whole.
- 4.15 Paragraph 8 recognises that achieving sustainable development requires the planning system to have three overarching objectives: an economic, social and environmental objective. These objectives are interdependent and need to be pursued in mutually supportive ways, to secure net gains across each of the different objectives. Notwithstanding this, there is no requirement to fulfil all three objectives to an equal extent and gains over one or two objectives can outweigh harm to the other objectives. The Economic Objective is stated as being "*to help build a strong, responsive and competitive economy*".
- 4.16 Paragraph 11 confirms that a presumption in favour of sustainable development is at the heart of the NPPF and for planning applications this means proposals for development conforming to the Development Plan should be approved without delay.
- 4.17 In the case of this development proposal, the sections of the NPPF that are most relevant are:

- Section 2 – Achieving Sustainable Development;
- Section 4 – Decision-making;
- Section 5 – Delivering a sufficient supply of homes;
- Section 6 – Building a strong, competitive economy;
- Section 9 – Promoting sustainable transport;
- Section 12 – Achieving well-designed places;
- Section 14 – Meeting the challenge of climate change, flooding and coastal change; and,
- Section 15 – Conserving and enhancing the natural environment.

5.0 THE MATERIAL CONSIDERATIONS

5.1 This chapter provides an assessment of the proposed development against the relevant policies of the Adopted Development Plan, the Framework, and any other material planning considerations.

5.2 The key material planning considerations pertinent to the determination of the application are:

- The Principle of Development;
- Design Considerations;
 - Design of the Development;
 - Amenity Impacts;
- Highway Impacts;
- Tree and Ecology Impacts; and,
- Flood Risk and Drainage Considerations.

The Principle of Development

Principle of Development: 9 no. Glamping Pods

5.3 The application site benefits from an extant planning permission (ref. 18/02986/PLF) for 10 no. glamping pods and 16 no. touring pitches. This planning permission has been implemented, except for 2 no. glamping lodges which are not yet constructed and 10 touring pitches. As such, the principle of glamping lodges at the application site has previously been accepted.

5.4 Policy S4 supports tourism development within the countryside, where proposals respect the intrinsic character of their surroundings. As detailed within the 'design considerations' section on the following pages, the development proposals have been sympathetically designed to effectively assimilate into the site with no adverse impacts to the wider surrounding area. The proposals therefore respect the intrinsic character of their surroundings and are an appropriate form of development in the countryside as per Policy

S4 of the Local Plan.

- 5.5 Policy EC2 supports tourism development in the countryside where they have a functional need to be located in the countryside. The development is proposed to expand an existing business and so has an intrinsic requirement to be located at the application site and, as such, a functional need to be located within the countryside in accordance with Policy EC2.
- 5.6 In summary, the application benefits from an extant and implemented planning permission for tourism development and so the principle of development has previously been accepted. Notwithstanding this, the development proposals provide a form of development supported by policies S4 and EC2 of the local plan and is therefore acceptable in principle.
- 5.7 As detailed within Section 2 of this report, the 9 lodges subject to this application are proposed in lieu of 10 no. touring caravan pitches which benefit from an extant planning permission (ref. 18/02986/PLF). This development represents a valid fallback position to the development hereby proposed. We consider the development hereby proposed represents a substantial improvement to the fallback position in design and highway terms; as detailed later within this report.
- 5.8 In addition, the development proposals would support 6 part time jobs for cleaning staff working on change-over days and so would support marginal socio-economic benefits.

Design Considerations

- 5.9 Policy ENV1 seeks to ensure development proposals incorporate high-quality design. Policy ENV2 requires development proposals are sensitively integrated into the existing landscape and protect and enhance landscape character, and Policy ENV5 aims to strengthen green infrastructure.
- 5.10 A high-quality, landscape-fronted approach has been taken to the design of the development proposal. The development sees a natural and organic layout, reflective of the sites rural character, with 9 glamping pods laid out in a curved manner through the site. Surrounding the glamping pods are meandering pathways, access roads, vegetation and outdoor amenity areas. The

comprehensive development sees an extensive soft landscaping scheme which comprises established tree planting and hedgerows, and amenity grassland. The proposed landscaping scheme seeks to create a highly characterful and attractive holiday destination and ensure the development can be accommodated on-site with no adverse visual impacts to the wider surrounding area.

- 5.11 The proposed development has been designed sympathetically to effectively assimilate into the site with no adverse impacts to the wider surrounding area and create a unique and highly characterful development which would be attractive to holidaymakers. The proposed development would therefore accord with policies ENV1, ENV2 and ENV 5 of the local plan.
- 5.12 Of significance is the fallback position to the development hereby proposed. The 9 lodges subject to this application are proposed in lieu of 10 no. touring caravan pitches which benefit from an extant planning permission (ref. 18/02986/PLF). The proposed lodges considered to represent an improvement in the character and appearance of touring caravan pitches by virtue of their high-quality and attractive design which respond more successfully to the natural and organic nature of the site. This consideration should be afforded due weight in the determination of the application.

Amenity Impacts

- 5.13 In order to ensure holidaymakers staying at the site benefit from reasonable amenity on-site, the Applicant proposes glamping pods which are supplied with a number of facilities to support the day-to-day needs of visitors.
- 5.14 The layout of the proposed development integrates reasonable separation distances between each glamping pod to ensure occupiers of the site are not disturbed by each other and can benefit from reasonable levels of amenity. Furthermore, the proposed lodges, by nature, are not overly large; thereby preventing any overbearing, overshadowing, or overlooking issues.
- 5.15 There are no existing surrounding occupiers who would be affected by the development proposals.
- 5.16 In summary, the proposals would provide occupiers of the site with reasonable

levels of amenity and preserve the amenity of the locality in accordance with Policy ENV1(B.4).

Highway Impacts

- 5.17 Policy EC4 seeks to enhance sustainable transport through increasing overall accessibility, minimising congestion and improving road safety.
- 5.18 Access to, and egress from the site is taken from Fitling Lane which has a 30mph speed limit. This is existing, long-established and appropriate. Within the site, the development provides for sufficient space for the manoeuvring/turning of vehicles to allow for entry and exit of the public highway in a forward gear. The site features private parking spaces reserved for guests of the glamping pods.
- 5.19 The proposed development comprises just 9 no. lodges, one of which will be occupied on a permanent basis with the others being used for holiday purposes. Due to the scale of development, no significant trips are expected to be generated and so it is not considered there would be any material impacts upon the highway network.
- 5.20 Of significance is the fallback position to the development hereby proposed. The 9 lodges subject to this application are proposed in lieu of 10 no. touring caravan pitches which benefit from an extant planning permission (ref. 18/02986/PLF). In highway terms, the development hereby proposed is preferable given that in comparison to the fallback position, there would be marginally less vehicles within the highway network. In addition, there would be fewer touring caravans navigating the fairly narrow surrounding highway network.
- 5.21 Overall, the proposed development is not considered to result in any unacceptable highway impacts which would conflict with Policy EC4.

Tree and Ecology Impacts

- 5.22 Policy ENV4 seeks to conserve and enhance biodiversity and geodiversity, and Policy ENV5 encourages all development proposals to incorporate existing and/or new green infrastructure features (such as trees) within their design.

5.23 The proposed lodges would be nestled amongst the existing vegetation located on-site. The pods are bespoke made by the Applicant and erected on-site and this would be done so in a way which avoids conflict with existing trees; as such, no adverse Arboricultural impacts are expected in accordance with Policy ENV5.

5.24 Given the site is a functional holiday site, it is regularly maintained and sees high levels of activity. As such the site is not considered to have high biodiversity value and the proposed lodges are not considered to result in adverse ecological impacts.

Flood Risk and Drainage Considerations.

5.25 Policy ENV6 seeks to ensure that environmental hazards, such as flood risk, are managed to ensure that development does not result in unacceptable consequences to its users, the wider community, and the environment.

5.26 The application site is located entirely within Flood Zone 1 and is therefore at the lowest probability of flooding from rivers or the sea. In addition, the site is at 'very low' risk of surface water flooding.

5.27 The site is already served by an appropriate drainage system for the disposal of foul sewage.

5.28 In summary, the proposed development would not be at unacceptable risk of flooding, can be drained suitably and would not increase flood risk elsewhere. Accordingly, the proposed development would comply with Policy ENV6 of the Local Plan.

6.0 THE PLANNING BALANCE

6.1 At the heart of development management and decision-taking is a balancing exercise which compares the benefits of a proposed development against the harm it would cause. In summary, the proposed development is considered to be acceptable in planning terms and suitable for the grant of planning permission for the following reasons, when considering the policies of the Adopted Development Plan and the Framework as a whole.

- The application benefits from an extant and implemented planning permission for tourism development and so the principle of development has previously been accepted. Notwithstanding this, the development proposals provide a form of development supported by policies S4 and EC2 of the local plan and is therefore acceptable in principle.
- The development proposals would support 6 part time jobs for cleaning staff working on change-over days and so would support marginal socio-economic benefits.
- The proposed removal of a total of 10 touring caravan pitches and their replacement with 9 glamping pods is considered to improve the character and appearance of the site by virtue of the high-quality design of the units which would assimilate more effectively into the site and locality.
- The submitted plan demonstrate that a high-quality and attractive development can be accommodated on site which would be in-keeping with the character and appearance of the wider locality with no unacceptable amenity impacts and would create a strong sense of place. Furthermore, the development would be sensitively accommodated on-site to avoid adverse arboricultural and ecological impacts.
- The vehicular access serving the development and the internal road layout are long-established and acceptable, the proposed development features sufficient parking spaces and no significant trips would be generated which would have any material impacts upon the highway network by virtue of the scale of the development.

- The site is at a low risk of flooding, and existing infrastructure is in place to suitably drain the site and dispose of foul water.
- The development hereby proposed represents a substantial improvement to the valid fallback position, particularly in respect of the design of the scheme and highways impacts.

6.2 Paragraph 8 recognises that achieving sustainable development requires the planning system to have three overarching objectives: an economic, social and environmental objective. These objectives are interdependent and need to be pursued in mutually supportive ways, to secure net gains across each of the different objectives. Notwithstanding this, there is no requirement to fulfil all three objectives to an equal extent and gains over one or two objectives can outweigh harm to the other objectives.

6.3 This Planning Statement has demonstrated the proposed development is acceptable in principle and would secure net gains across the social, economic and environmental objectives and would contribute towards the achievement of sustainable development. It is not considered that there would be any adverse impacts of granting planning permission which would significantly or demonstrably outweigh the benefits. As such, the proposed development represents a highly sustainable form of development which accords with the relevant National and Local planning policies and is therefore suitable for the grant of planning permission.

7.0 CONCLUSION

- 7.1 The application seeks full planning permission for the erection of up to 9 no. glamping pods and associated development.
- 7.2 The 9 lodges subject to this application are proposed in lieu of 10 no. touring caravan pitches which benefit from an extant planning permission (ref. 18/02986/PLF) and form a valid fallback position for the application. As detailed within this Report, the development proposal is considered to represent a substantial improvement to the fallback position.
- 7.3 This Planning Statement has provided context on the application site and the proposed development, has detailed the relevant planning policies of the Adopted Development Plan and the Framework, and has provided an assessment of the proposed development against the relevant planning policies and other material considerations.
- 7.4 Overall, it is considered that there would be no adverse impacts of granting planning permission which would significantly or demonstrably outweigh the benefits. As such, the proposed development represents a highly sustainable form of development which accords with the relevant National and Local planning policies and is therefore suitable for the grant of planning permission.