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Ref: MAR.T 2021.03

8th November 2023

PLANNING, HERITAGE AND DESIGN & ACCESS STATEMENT

Dear Sir

Change of use of land for the siting of additional static caravans, at Riverside Caravan Park, High Bentham, LA2 7FJ

1.0 Introduction

- 1.1 This application seeks consent for the change of use of land for the siting of additional static caravans at Riverside Caravan Park at High Bentham. The application proposes an additional 6 no. static caravan pitches on land to the South side of the well-established holiday park.
- 1.2 The application comprises a small scale, sustainable expansion of an existing, well-established business on the edge of High Bentham, at a sustainable and accessible location.
- 1.3 Several policies of the adopted Craven Local Plan offer support to the application proposals, particularly Policy SP2 which supports economic development and business growth; including in the countryside, and EC3 and EC4 which support the rural economy and tourism.

2.0 Application Particulars

- 2.1 The following plans and documents form this planning application submission: -
- Drawing 001 – Location Plan.
 - Drawing 002 – Site Plan as Existing.
 - Drawing 101 – Site Plan as Proposed.
 - Drawing 102 – 2 Bed Caravan (40ft x 14ft) – Indicative Floor Plans and Elevations.
 - Planning, Heritage and Design & Access Statement (this document).

3.0 Site Location / Description

- 3.1 Riverside Caravan Park is a well-established caravan park located on the south side of High Bentham and accessed from Wenning Avenue. The existing caravan park provides a mix of static and touring caravan pitches.
- 3.2 The most recent planning permission is dated 23 July 2021 and relates to the use of the caravan park on a year round basis, Ref: 2020/22365/FUL.

- 3.3 This latest application site relates to a small rectangular field located directly South of some existing static caravan pitches on the south side of the park. The field is bounded on its western and Southern sides by some mature tree belts and to the east by a field and then some mature trees.
- 3.4 Access to the existing park is taken from the East off Wenning Avenue. Once within the site there are a series of established roads, one of which provides access to the Western edge of the application site.
- 3.5 Inset 5 of the adopted Policies Map effectively identifies the site as being in the countryside, albeit the Local Plan no longer uses defined development limits.
- 3.6 The site is located in Flood Zone 1 (low risk).
- 3.7 There is a Grade II Listed Building located approximately 55 metres North East of the application site – Moulterbeck Farmhouse – List Entry Number 1301565.
- 3.8 A number of public rights of way run through the application site, however none of these will be directly affected or obstructed by the application site proposals.

4.0 The Proposals (The Design & Access Statement)

Use

- 4.1 The proposal is a use of land for the siting of an additional 6no. static caravans. Operational development will consist of a road, pitches, car parking spaces and drainage.

Amount

- 4.2 The application site area is 0.73 hectares. 6no. static caravan pitches are proposed. There will be 6no. car parking spaces.

Scale

- 4.3 This is a small scale proposal consisting of 6no. additional static caravan pitches.

Layout

- 4.4 A layout is proposed to reflect the existing caravan park. A new length of tarmac access road will be constructed on an east – west access with 6no. static caravan pitches located to the south of this road. Please refer to Drawing 101 for the proposed layout. The additional static pitches will be laid out in accordance with the Council's site license conditions for static caravan sites.

Appearance

- 4.5 All static caravan units will meet the statutory definition of a caravan, within the meaning of The Caravan Sites and Control of Development Act 1960, and the Caravan Sites Act 1968. Please refer to Drawing 102 for indicative details of a 40ft x 14ft 2 bedroom static caravan. The new road will be 4.05 metres wide and constructed of tarmac.

Landscaping

- 4.6 The main body of the developed caravan park is located directly to the north, which provides effective screening of the proposals when viewed from the north. There are mature trees on the western and southern boundaries of the site and also further out to the east. These together with undulating landform provide effective screening of the site.

Access

- 4.7 Access to the established caravan site is taken from the east off Wenning Avenue. There are developed roads within the site which provide access up to the western boundary of the site. From here a new length of tarmac road will be laid to access the new static caravan pitches. Each new static pitch will be served with a parking space. The is space within the site to turn and leave the site in a forward gear.

5.0 Relevant Planning Policies

- 5.1 The following Development Plan and other planning policies and guidance are relevant to the consideration of this application:-

National Planning Policy Framework

Section 2 – Achieving Sustainable Development
Section 6 – Building a Strong, Competitive Economy
Section 9 – Promoting Sustainable Transport
Section 12 – Achieving Well-Designed Places
Section 15 – Conserving and Enhancing the Natural Environment
Section 16 - Conserving and Enhancing the Historic Environment

Craven Local Plan, 2019

SD1 The Presumption in Favour of Sustainable Development
SD2 Meeting the Challenge of Climate Change
SP2 Economic Activity and Business Growth
ENV1 Countryside and Landscape
ENV2 Heritage
ENV3 Good Design
ENV4 Biodiversity
ENV6 Flood Risk
ENV7 Land and Air Quality
ENV12 Footpaths, Bridleways, Byways and Cycle Routes
EC1 Employment and Economic Development
EC3 Rural Economy
EC4 Tourism

The National Planning Policy Framework

- 5.2 The Government's National Planning Policy Framework is material to the consideration of this development proposal. The principle of the proposed development is supported by the NPPF, with paragraph 84 in particular giving support to a prosperous rural economy, including sustainable rural tourism and leisure developments which respect the character of the countryside.

- 5.3 Section 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development which has three dimensions: - (a) Economic Role; (b) Social Role; and (c) Environmental Role.
- 5.4 The application responds positively to these key dimensions. The proposals seek to enable the applicant's well-established holiday caravan park business to meet continuing customer demands for static caravan pitch accommodation.
- 5.5 The proposal will help to support a strong, vibrant and healthy local and wider community, responding to new and changing social aspirations for quality leisure and tourism experiences and 'staycations'.
- 5.6 The site does not suffer from any significant environmental designations or constraints. The site is not within flood risk and is not of a nature or scale which would lead to an increase in flooding elsewhere.
- 5.7 The site is not in a Conservation Area and does not affect the setting of any important Listed Building or Scheduled Ancient Monuments. There will be no impacts on residential amenity and traffic increases are expected to low, intermittent and staggered as visitors holidaymakers come and go.
- 5.8 There will be no significant loss of protected species habitat and additional new planting should help to create valuable habitats for a variety of species.
- 5.9 From a landscape character and visual amenity perspective the proposals should have a reasonably neutral effect because the site benefits from good levels of screening from a combination of planting and landform.
- 5.10 The proposals will have positive benefits for the viability of the existing business and there should be valuable multiplier effects for other local businesses, including the construction industry and allied trades, and those supplying food and drink and general services to the holiday and hospitality industry. These are positive material planning considerations weighing in favour of the application.
- 5.11 Collectively, considering the three core strands of sustainability, the development proposals are sustainable in many ways and are firmly in accordance with the NPPF's presumption in favour of sustainable development.

6.0 Assessment Against Policy

Planning Policy and Principle

- 6.1 Several policies of the adopted Craven Local Plan offer support to the application proposals, particularly Policy SP2 which supports economic development and business growth; including in the countryside, EC1, which supports employment and economic development and EC3 and EC4 which support the rural economy and tourism. The principle of the small scale expansion of the existing holiday caravan park is therefore acceptable.

Countryside and Landscape

- 6.2 The proposed static caravan pitches and small ancillary developments will be located in an area which benefits from a combination of landscape and landform screening. The proposals will not have any adverse or harmful effects on the character and appearance of the countryside. The

design and layout of the proposals and their compatibility with the local landscape is therefore acceptable, in accordance with Policies ENV1 and ENV3 of the adopted Local Plan.

Public Rights of Way

- 6.3 The proposals will not affect the use, enjoyment or amenity value of the public rights of way which run through the site and therefore the proposals accord with Policy ENV12 of the adopted Local Plan.

Heritage – The Heritage Statement

- 6.4 Paragraph 194 of the NPPF states that in determining applications proposals affecting heritage assets, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 6.5 Moulterbeck Farmhouse, a Grade II Listed Building, is located approximately 55 metres North East of the application site. The Historic Record for Moulterbeck Farmhouse states that:

'BENTHAM SD 66 NE 6/5 Moulterbeck Farmhouse - II Formerly farmhouse and barn, now farmhouse. Mid-late C17 with C18 and C20 alterations. Slobbered rubble, stone dressings, slate roof. 2 storeys, 5 bays. with projecting 2 storey centre bay under catslide roof. Central C20 entrance is projecting bay with 3-light chamfered mullioned window in upper floor; sashes without glazing bars and fixed lights. Former C18 waggon entrance to left; with segmental head, first partly blocked for door, now completely blocked. Right of projecting bay is former entrance with moulded lintel, now partly blocked and C17 mullion inserted to create window; C20 casements. At extreme left is ground floor 3-light chamfered mullioned window; fixed lights. Similar window on ground floor, right-hand bay. Between first two bays is single light chamfered window with 1 chamfered segment-headed lintel on upper floor, fixed light. 2 right-hand bays have 2-light and 3-light chamfered window respectively; C20 casements. Left of centre and right-hand gable end ridge stack. Projecting rear wing contains 3-light and 2-light double chamfered mullioned window on ground floor and similar 3 light window on upper floor. Interior: Cc18 stone fireplace with moulded impost blocks in front right-hand room.'

- 6.6 The Heritage Asset itself does not form part of the application site and no alterations are proposed to it. To the North and East of the Heritage Asset its setting is seen in the context of the back drop of the existing caravan park with intervening landscaping between. The proposals do not propose any caravans closer than those already on site and therefore the proposed development would not have a greater impact on the setting of the heritage Asset than already exists. The development therefore has a neutral impact on the setting of the Heritage Asset.

7.0 Conclusion

- 7.1 The application proposals seek to respond positively to the adopted Local Plan's and the National Planning Policy Framework's positive presumption in favour of rural economic growth and support for rural based tourism enterprises. This application proposes a small number of additional static caravan pitches to cater for continuing customer demand. The additional pitches can be accommodated on the site without causing harm to interests of acknowledged importance.
- 7.2 Should the local planning authority have any questions or require any additional information to assist with the determination of the application please do not hesitate to contact us.

Yours sincerely

Edwardson Associates