

# DESIGN & ACCESS STATEMENT

## Including Heritage Statement

### **PROPOSAL**

Erection of holiday chalet and  
provision of car parking

### **SITE**

Top Holme Farm  
South Newbald Road  
South Newbald  
YO43 4SU

### **PREPARED FOR**

Mrs L Banks  
by Benson Planning Studio

BENSON PLANNING STUDIO



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INTRODUCTION &  
CLIENT INFORMATION

# 01



Benson Planning Studio has prepared this document for Mrs L Banks as supporting documentation to the planning application for the erection of a single holiday chalet and associated car parking at Top Holme Farm, South Newbald Road, South Newbald.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with some planning applications and the purpose of the report is to satisfy the requirements of the act.

This statement has been prepared under the requirements of the Town & Country (General Development Procedures) (Amendment) (England) Order 2006. The structure and content have been informed by:

- The Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2010
- DCLG 'Guidance on Information Requirements and Validation (March 2010)
- 'Design & Access Statements - How to write, read and use them' (CABE 2006)
- Secretary of State Appeal decisions on the role of a Design & Access Statement

The statement seeks to explain the design principles for the development, based upon an understanding of what is appropriate for the site, determined through an analysis of the surrounding context. These principles are based upon good practice as set out in national planning and urban design guidance.

The document has the following functions and purpose:

- To identify the existing context of the site
- To provide a description of the key issues, constraints and opportunities afforded by the site, and the evaluation that has informed and led to the proposed form of development
- To identify the key development principles and framework which has informed the design of the scheme
- To provide appropriate information on the development in terms of layout, scale, amount, landscaping, appearance and access

The ethos of the design is to:

- Create a sustainable development that supports the existing community and respects the positive features of the site and surrounding area
- Create a legible and attractive place with a sense of identity appropriate to the area
- Create a high quality environment
- Provide a well planned layout and the creation of pleasant spaces

In line with the requirements of Paragraph 39 of the NPPF, the applicant engaged with the Council prior to the submission of a full planning application by submitting a formal pre application enquiry for such a development and the subsequent response has enabled the preparation and submission of a full planning application.

Prior to the submission of the proposal, a detailed design and land use analysis was undertaken, and it is considered that this tourism development represents good quality scheme that will provide a positive standard of amenity for the future guests but without comprising the visual amenity of the wider area. The layout of chalet is reflective of the size of the development site and relationship nearest buildings.

The information within this Statement will provide the justification, amongst other things, that this development is suitable on this site and that there would be no harm to the character of the surrounding area or the amenity of neighbouring residents adjacent to the application site.

The design principles and the use of good quality sustainable materials will ensure that this proposal fully accords with its surroundings and would not represent a development that is incongruous or alien in any way. Given the relatively limited size of the plot, there have been design challenges, but proposal has evolved and we believe that the scheme presented is worthy of planning permission.

The Design and Access Statement has been produced in line with CABE guidelines to establish the parameters and principles of the development proposals.

Planning Applications are to be determined in accordance with the policies in the Development Plan and this comprises the East Riding Local Plan Strategy Document.

SITE

DESCRIPTION

002



The application site is within the grounds of Top Holme Farm , South Newbald Road, South Newbald. Although classed as a settlement, South Newbald has no defined development limits and, in planning terms, is in the open countryside.

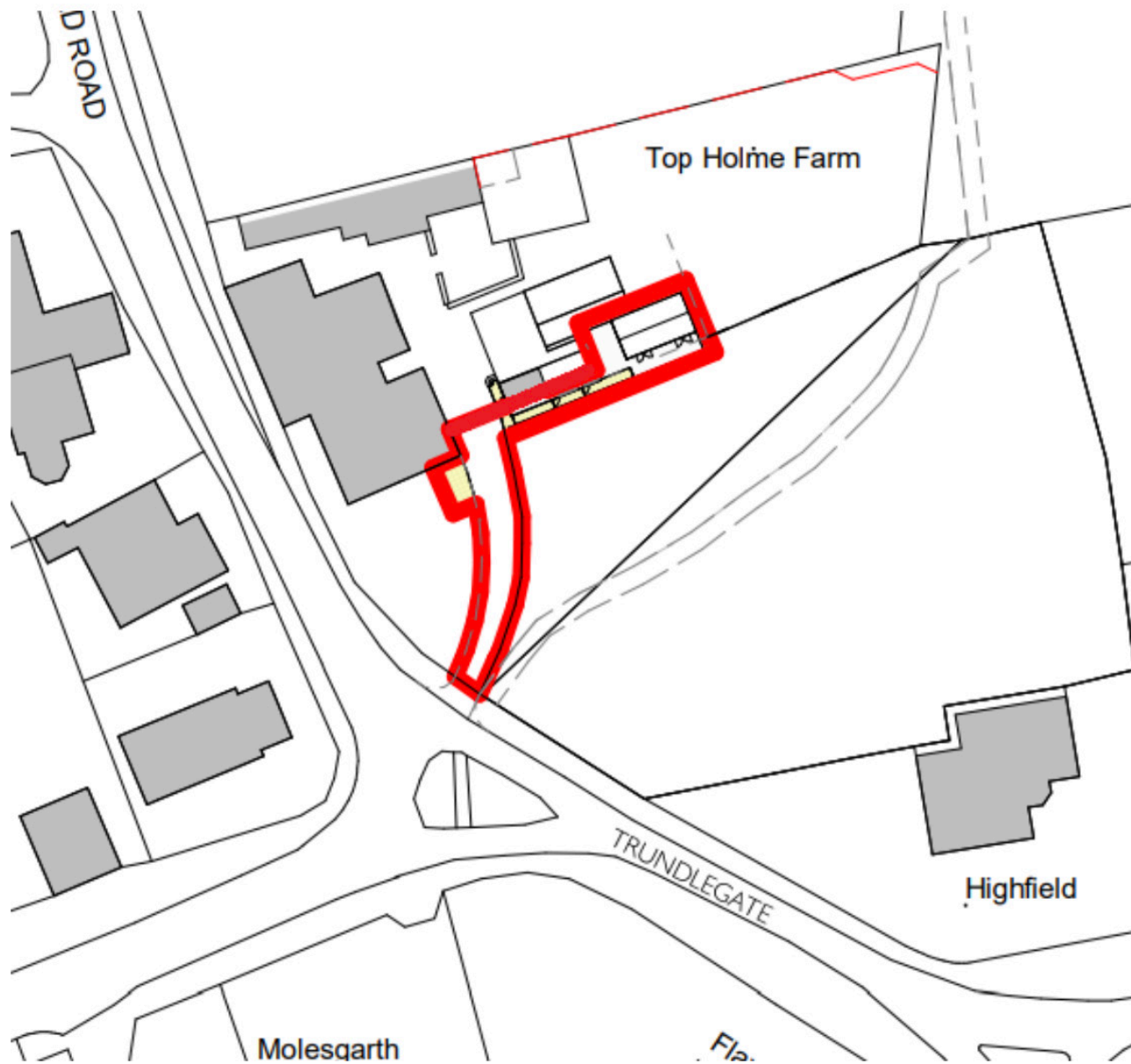
The main house is an attractive double fronted property with a traditional vernacular and has been extended on several occasions.

There are also several outbuildings within the confines of the site.

Access to the site is on the junction of South Newbald Road and Trundlegate.

Surrounding the site is open land with arable fields to the east. A Public Right of Way runs alongside the south and east of the property.

The property is located within the South Newbald Conservation Area.



Application Site



# 03

SITE  
HISTORY



| REFERENCE    | PROPOSAL   | DECISION | DATE            |
|--------------|--|----------|-----------------|
| 06/00490/PLF | Erection of an attached double garage            | Approved | 21 March 2006   |
| 23/02349/PLF | Installation of 2 Air Source Heat Pumps to front | Approved | 7 November 2023 |

PRE-APPLICATION  
ENGAGEMENT

04



### Discussion

The basic principles of the initial scheme for the site no longer apply.

The pre application submission to the Council sought a response to the proposed conversion of the existing barn into residential accommodation but the applicant has determined that an alternative approach would be preferred which would involve the demolition of the existing barn and garage and the erection of a new dwelling.

However, it is important to assess the feedback as elements do apply, given the location of the site within the Green Belt.

### Pre Application Dialogue

| COUNCIL FEEDBACK   | RESPONSE   |
|--|--|
| Limited detail submitted to allow for a comprehensive response | This scheme has been formed following recent approvals for similar projects in the area as the structure is not permanent as it can be moved on and off the site thus meeting the definition of a caravan. |
| Concerns over domestication of the site                        | The chalet is modest in scale and the outside area is limited. The application area forms a continuation of a group of existing outbuildings within the residential curtilage                              |
| More information about site accessibility                      | The site is on a main cycle and walking route so ideal for short term stays. Vehicle access also in situ and there is sufficient space within the site for parking   |

# PROPOSAL

# 05



## Overview

The proposal has been developed following a detailed analysis of the site and local context whilst taking into consideration Local and National requirements. This Report sets out how the design concept for the scheme has developed in terms of both form and function.

The proposals have been developed through careful consideration of the site including:

- Analysis of the local character and context
- Evaluation of use requirements of the local area
- Detailed analysis of the site itself including orientation, topography, access, proximity to neighbours and connection with the streetscape
- Local movement networks and how they can be enhanced

The main issues to be considered in the determination of this application are:

- Principle of development
- Infrastructure requirements
- Impact on residential amenity
- Impact on highway safety, access and highway network
- Visual impact

## Analysis

A site analysis exercise was undertaken as part of the design process. This informed the proposals by identifying key features and characteristics of the site and its surroundings together with constraints and opportunities.

## Constraints

1. Overcoming concerns raised in the Pre Application Enquiry response
2. Assessment on the impact on designated heritage assets
3. Assessment on the impact on visual amenity

## Project Aims

1. A new place for sustainable tourism development which is set within a well-planned infrastructure network
2. Ensure that the development is planned as a safe and accessible for end users
3. Limit any harm to visual amenity to immediate area and that of Yorkshire Wolds Important Landscape Area
4. Ensure the final internal layout fully responds to the constraints and opportunities afforded to the site
5. Efficiency of land use
6. Economic benefits both for applicants and local businesses

## Opportunities

1. Sustainable site
2. To bring back into positive use a site which is currently under utilised, giving it a sustainable and long term use
3. Modest benefits to local economy
4. Design, scale and materials used will respect the site and its surroundings

### Proposal

Given the strategically important location of the site, its relationship with adjacent buildings and wider landscape area, highway arrangements and long term viability of any development of the site are all aspects that have been taken into consideration when determining the most suitable form of development on this site.

Following an assessment of the land it was determined that modest tourism development for a single chalet can be adequately located on the land identified. This is a reduction from two holiday lodges proposed at the pre application stage and is a small structure overall with the bare minimum of internal and external provision for future guests.

It is considered that the siting of the chalet would not look out of context on the site as materials would accord with the rural area which has variety domestic outbuildings close by which are of differing scales and materials.

### Internal Arrangement

| LODGE TYPE | LAYOUT   |
|------------|--|
| Chalet     | Open Plan Kitchen, Lounge and Dining<br>One Bedroom Bathroom |

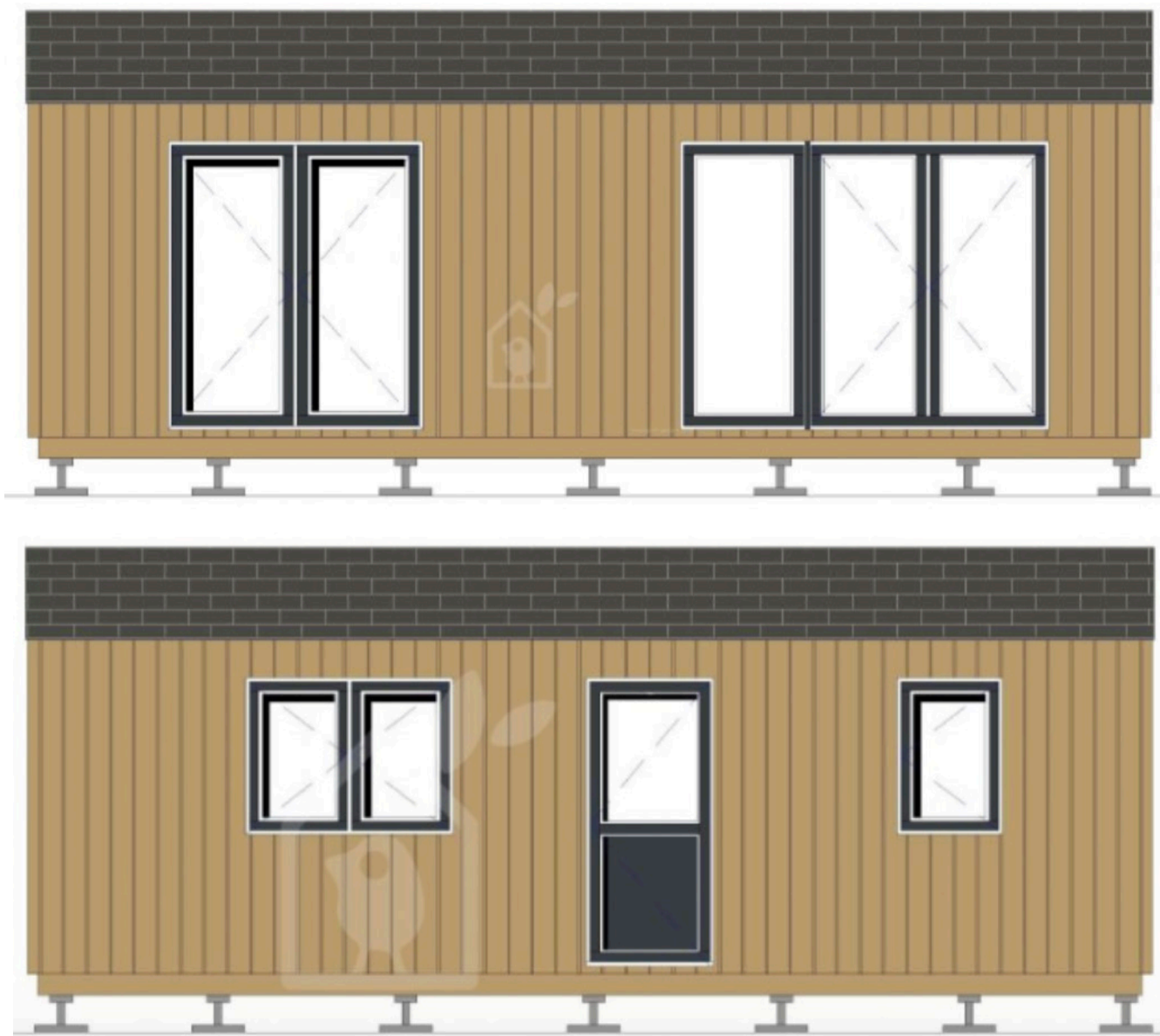
Stock images of chalet





**Construction images**

These images, provided by the supplier of the chalet, confirm that the structure isn't 'permanent' and can be moved on and off the site with ease at any given time.



**Scale and Massing**

It is considered that the single storey nature of the building and the overall massing would be acceptable on the site and would not look inappropriate within its context. The building would align with and respect the natural surroundings. It is important to emphasise that much of the land around the main house has several outbuildings so assimilation with these is relatively easy.

**Layout**

The development makes the most efficient use of the site without representing an over development.

The general arrangement of this proposal is deliberate, and it will allow for a functional layout which will meet the needs of future guests.

**Amenity Levels**

Although the guests would be transient, the proposed development would provide a good standard of internal living accommodation.

**Land Contamination**

There is no presence of contamination because the site is used for private / domestic purposes only.

**Landscaping and Boundary Treatments**

There is a parcel of open space opposite the site which is in the applicants ownership. A coppice has been planted on land to the south of the chalet.

A small seating area is located to the west of the chalet and abuts existing buildings. A new rear access to the chalet would be enclosed by a 2m high close boarded timber fence.

### Heritage Statement

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant and they require the Local Planning Authority to have special regard to the desirability of preserving the character and appearance of Conservation Areas respectively. In determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. In determining planning applications, Local Planning Authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Policy ENV3 of the Local Plan states that, where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use. It continues stating that the significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved preserved or enhanced, especially the key features that contribute to the East Riding's distinctive historic character. The application site is located within the South Newbald Conservation Area so any development should not harm the important characteristics of the area and in this instance the proposed development is not significant in terms of the changes identified.

### Assessment of impact to the historic environment

The following points are relevant in the assessment of harm upon the historic environment.

- Site and building is important within South Newbald and its Conservation Area
- The proposal exhibits qualities that align with the aspirations of applicant and Council for tourism based developments such as this, using good quality materials and the proposal would be implemented by an experienced contractor who has undertaken works in areas such as this previously
- The proposal will not compromise the character and appearance of this part of the Conservation Area
- No additional sprawl because footprint of building as its located on site of a former building and is adjacent to others
- Openness of Conservation Area not compromised
- In assessing this proposal special attention should be paid to the desirability to preserve or enhance the appearance of the Conservation Area. In this case and with this in mind, the design team have gone to great lengths to ensure that both the character and the appearance of the area is maintained and as such meet the statutory test within the Act

### Tourism Sector

Tourism is a major UK industry and the holiday sector of the market has demonstrated sustained growth over many years resulting from:

- Rises in personal disposable income
- Increases in the popularity of short breaks
- Extension of the domestic holiday season, which an increasing proportion of breaks taken in the off peak season and Christmas/New Year period
- Improvements in the quality of holiday lodges

The key holiday season in the UK revolves around the primary festive seasons and school holidays (Easter, Christmas, Bank Holidays and the summer). Over the past few years there has been a noticeable shift in the number of domestic holidays taken in the traditional off peak season, or 'shoulder' seasons. Such behavioural shifts provide significant benefits to local businesses and their ability to trade all year round, leading to an increased in the demand for full time employment.

There has been a continuing improvement in the quality of accommodation which is defined by need. These improvements have served as a catalyst for the growth of this market. The trend is set to continue, as providers continue to upgrade the quality and range of accommodation, recognising the increased sophistication and wealth of owners. The simultaneous improvement in holiday accommodation in conjunction with the return of this type of holiday as being 'fashionable' has broadened the appeal of the sector and expanded the target customer demographic.

The range of tourism based documentation illustrates the importance of tourism to the local economy. Despite the numerous documents, all promote similar themes:

- Sustainable growth of the visitor economy
- Improve quality of the tourism product, including accommodation
- Improve the quality of industry data and market intelligence
- Improve visitor information services
- Improve rural and cultural tourism

Many visitors to this area (East Yorkshire as a whole) are engaged by the following activities;

- Historical and Heritage sites
- Museums and Galleries
- Parks and Gardens
- Outdoor Pursuits
- Arts and Culture
- Coastal activities
- Landmarks and Viewpoints

Evidence taken from other properties which offer this feature suggest that many of the customers repeatedly visit the site many times throughout the years.

LOCAL PLAN  
POLICIES

06



Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs Local Planning Authorities to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise. Section 38(3) of the Act provides that the Development Plan includes the 'development plan documents (taken as a whole) which have been adopted or approved in relation to that area.' The adopted statutory Development Plan for the area comprises the East Riding Local Plan Strategy Document.

Material considerations also include national policy, which is primarily expressed through the National Planning Policy Framework and National Planning Practice Guidance, as well as additional guidance produced by the Council in the form of Supplementary Planning Documents (SPDs).

The East Riding Local Plan Strategy Document was adopted in April 2016 to guide development across the region until 2029. It sets out the overarching spatial strategy and housing requirements for the area for the plan period. In general the Local Plan seeks to ensure that, amongst other things, new development and existing areas are accessible and sustainable and to make the most efficient use of the East Ridings land, particularly previously development land, to ensure that as many new houses as possible are delivered to meet identified and specific needs for its residents.

### East Riding Local Plan Strategy Document April 2016

|                    |  |
|--------------------|--|
| <b>Policy S1</b>   | Presumption in favour of sustainable development                 |
| <b>Policy S2</b>   | Addressing climate change  |
| <b>Policy S4</b>   | Supporting development in Villages and the Countryside           |
| <b>Policy EC1</b>  | Supporting growth and diversification of the East Riding economy |
| <b>Policy EC2</b>  | Developing and diversifying the visitor economy                  |
| <b>Policy EC4</b>  | Enhancing sustainable transport                                  |
| <b>Policy ENV1</b> | Integrating high quality design                                  |
| <b>Policy ENV3</b> | Valuing our heritage   |
| <b>Policy ENV4</b> | Conserving and enhancing biodiversity and geodiversity           |
| <b>Policy A1</b>   | Beverley & Central Sub Area                                      |

### Other Documents

Sustainable Transport Supplementary Planning Document (SPD) (May 2016)  
Council's Tourism Accommodation Study (2016)

## Designations

The site is located within the Open Countryside as shown on the Planning Policy Map.

The land is located within the South Newbald Conservation Area but there are no Listed Buildings close to the application site.

Local Authorities are advised in the NPPF to manage patterns of growth to ensure sustainable development and this is reflected within Policies S1 and S2 and the established Settlement Hierarchy given by Policies S3 and S4.

The overarching principle contained in the National Planning Policy Framework (NPPF) is the promotion of sustainable patterns of development. This is reflected in Policies S1 and S2, which contains a presumption in favour of sustainable development and seeks to address climate change by supporting development that reduces greenhouse gas emissions. The Local Plan sets out a Settlement Hierarchy to promote sustainable patterns of development.

Planning for Tourism Accommodation also discusses the importance of location in considering tourism proposals. Paragraph 3.45 refers to promoting sites that are close to existing settlements, to encourage access by other modes than the private car. Whilst the NPPF recognises that sites may not always be accessible, consideration still needs to be given to the sustainability of the site.

The application site is located outside of South Newbald and is therefore considered to be occupying a countryside location in terms of Development Plan Policy. The site is not in an isolated location and is accessible by walkers, cyclists and those who use private modes of transport.

Policy S4 Part C lists the types of development that are supported in these locations, where proposals respect the intrinsic character of their surroundings. This includes tourism development under Part 11, subject to compliance with the Local Plan's tourism policy (Policy EC2). This is consistent with Paragraph 88 Part C of the NPPF which seeks to support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

Policy EC2 Part B sets out the types of tourism development that are supported in the Countryside, where their scale and cumulative impact is appropriate for the location. The proposal has been considered against these points. This includes proposals that (1) Utilise existing buildings, (2) involves new, expanded, upgraded or rolled back/re-located static and touring caravan sites, (3) are part of a farm diversification scheme, providing existing buildings are re-used where possible, (4) support an existing countryside attraction, providing existing buildings are re-used where possible and (5) have a functional need to be located in the Countryside, providing existing buildings are re-used where possible. The proposal fulfils the criteria of a caravan because of the way it is built and can be move on and off the site with ease.

The NPPF advises that the planning system should actively manage patterns of growth in support of the objective of promoting sustainable transport patterns. Paragraph 89 of the NPPF sets out how 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. However, in these circumstances, the NPPF advises that the development needs to be sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits opportunities to make locations more sustainable. It also advises that previously development sites that are physically well-related to existing settlements should be encouraged. In terms of accessibility, Policy S8 seeks to ensure that people and places are well-connected, and Policy EC4 which generally supports development where it is accessible by sustainable modes of transport. Part 7.21 of the Local Plan states Councils should support economic growth in rural areas and that it will be important to ensure that visitor destinations are accessible by sustainable modes of transport wherever this is possible.



Policy EC2 is however explicit in saying that regard should be had to the aims of EC4 'wherever this is possible'. Furthermore, it is considered that movements associated with one, one-bedroom, chalet would not be significant. Indeed, as noted above, the NPPF does recognise that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. The proposals are considered to have a functional need to be in the countryside to provide accommodation for visitors to the area who come to experience the heritage, wildlife, and scenery of the surrounding countryside which are a tourist attraction. Whilst within the countryside, the site is accessible and is related to the local highway network which gives access to other tourist attractions and larger settlements with facilities both nearby and further within the surrounding area. The development of the scale proposed is therefore acceptable within this countryside location regarding Policy EC4.

The Council's Tourism Accommodation study sets out that the East Riding is charged with planning proactively to meet the development needs of businesses, including supporting economic growth in rural areas and sustainable rural tourism and leisure developments, provided that these respect the character of the countryside.

The Council's Tourism Accommodation study also identifies that visitor capacity in this area could be increased to provide economic benefits; and one of the things that could help achieve this objective is the improvement and extension of the range and quality of provision of holiday accommodation to meet the needs, aspirations and interests of both existing and potential customers. However, this needs to be conducted in a sustainable manner that also achieves wider sustainable development objectives. Policy EC2 seeks to develop and diversify the visitor economy and supports proposals for tourism development, and particularly those which will help to meet existing deficiencies to strengthen and broaden the tourism offer in the East Riding. Section 6 of the NPPF aims to build a strong and competitive economy.

Policy A1 Part B7 states that 'plans, strategies and development decisions in the Beverley & Central sub area should support the sub area's urban and rural tourism assets and the provision of high quality serviced tourist accommodation.' The proposal would introduce a tourism offer at the site by allowing a basic chalet structure and modest outdoor amenity space. The Tourism Accommodation Study (September 2016) recognises that tourism is an integral part of the economy of East Yorkshire and it recognises the importance of such developments, especially in highly sustainable locations such as this.

The site is also located within the Yorkshire Wolds Important Landscape Area as designated under Policy ENV2 of the ERLP SD, where development proposals should protect and enhance existing landscape character, paying special attention to ensuring developments sensitively integrate into the existing landscape, and are of an appropriately high quality and do not adversely affect the historic and special character, appearance or natural conservation value of the Wolds. The proposal is not excessive in scale and is located adjacent to existing buildings within the curtilage of an established residential dwelling in South Newbald. The Pre Application response stated 'the proposed holiday accommodation units would alter the character of the site, and likely to a domesticated appearance which, on the basis of the present site layout, appears to 'spill' into the meadow area to the south. Such an increased domestication and visibility of such paraphernalia could be quite a significant change to the site and may not preserve or enhance the character and appearance of the village Conservation Area or, likewise, protect and enhance the landscape character of the Yorkshire Wolds Important Landscape Area.' With this feedback, the number of units has been reduced, scale lessened and private amenity space limited to what is necessary without creating unwarranted 'sprawl.'

Policy ENV1 expects all development proposals to contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use. Part B of the Policy supports development where it achieves a high quality of design and contributes to a sense of place. To achieve this, development should, amongst other things, have regard to the specific characteristics of the site's wider context and the character of the surrounding area and be of an appropriate scale, height and material. The NPPF reinforces the requirement for good design and seeks to ensure that developments function well and add to the overall quality of the area, are visually attractive because of good architecture and are sympathetic to local character and history, including the surrounding built environment.

The National Design Guide also sets out ten characteristics for the consideration of development proposals, identifying; context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan as key components to good design. Despite its siting within a rural area, the positioning, size and appearance of the chalet is not considered to be an incongruous arrangement within the locality and does not dominate the surrounding natural and built forms. This scheme using sustainable materials is evidence of the applicants ambitions to provide a simple yet sensitive proposal.

Policy discussion relating to residential amenity is assessed within a separate section of this Report.

NATIONAL PLANNING  
POLICY FRAMEWORK

07



The National Planning Policy Framework (NPPF) was originally published in March 2012 and most recently revised in December 2023. The NPPF is a material consideration in determining planning applications (Paragraph 2). The Government expects communities to plan positively to support sustainable development (Paragraph 29). So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Paragraph 10). It also follows that development plans, under the current plan-led system, ought to be consistent with the objectives, principles and policies set out in the NPPF. Plans should positively seek opportunities to meet the development needs of their area. Development proposals which accord with an up-to-date development plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (Paragraph 11)

The NPPF encourages growth. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible (Paragraph 38). The NPPF states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (Paragraph 9). The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England with a strong emphasis being on presumption in favour of sustainable development.

The NPPF identifies that there are three overarching objectives to sustainable development: Economic, Social and Environment objectives). The NPPF is clear that these objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

**An Economic objective** – To help build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure;

- Jobs in construction
- Modest benefits to the local economy

**A Social objective** – To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being;

- Sustainable location

**An Environmental objective** – To contribute to protecting and enhancing our natural, built and historic environment; including making an effective use of land.

- Sustainably located development

**Paragraph 38** states that Local Authorities are encouraged to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

**Paragraph 39** states 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre application discussion enables better coordination between public and private resources and improved outcomes for the community.'

**Paragraph 47** states that, in determining applications, decision-making should be in accordance with the development plan, and should take place as quickly as possible within the statutory timescales.

**Paragraph 85** states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.

**Paragraph 87** states that planning policies and decisions should recognise and address the specific locational requirements of different sectors.

**Paragraph 88 Part C** states planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.

**Paragraph 109** states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.

**Paragraph 111** states, if setting local parking standards for residential and non-residential development, policies should take into account:

- the accessibility of the development
- the type, mix and use of development
- the availability of and opportunities for public transport
- local car ownership levels
- the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles

**Paragraph 114** states in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that

- a. appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location
- b. safe and suitable access to the site can be achieved for all users
- d. any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree

**Paragraph 115** states 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

**Paragraph 123** states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed land.

**Paragraph 128** states that planning policies and decisions should support development that makes efficient use of land, considering the identified need for different types of other forms of development, and the availability of land suitable for accommodating it.

**Paragraph 131** states 'the creation of high-quality sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'

**Paragraph 135** states planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks
- and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

**Paragraph 137** states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

**Paragraph 180 Part B** states that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

**Assessing the proposed development against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-**

- It is promoting development through the use of a sustainably located site
- The proposal will make effective use of the existing available land within the applicants ownership
- The proposal will provide holiday accommodation within a rural area to meet a defined need
- Simple design
- Modest economic benefits
- No harm to highway or pedestrian safety
- No harm to residential amenity

08

ACCESS





**Vehicle**

A single car parking space is proposed but it is considered that the number of vehicles accessing the site of such a size would not increase traffic levels to an extent that would harm or disrupt traffic flow in the area.

**In and Around Site**

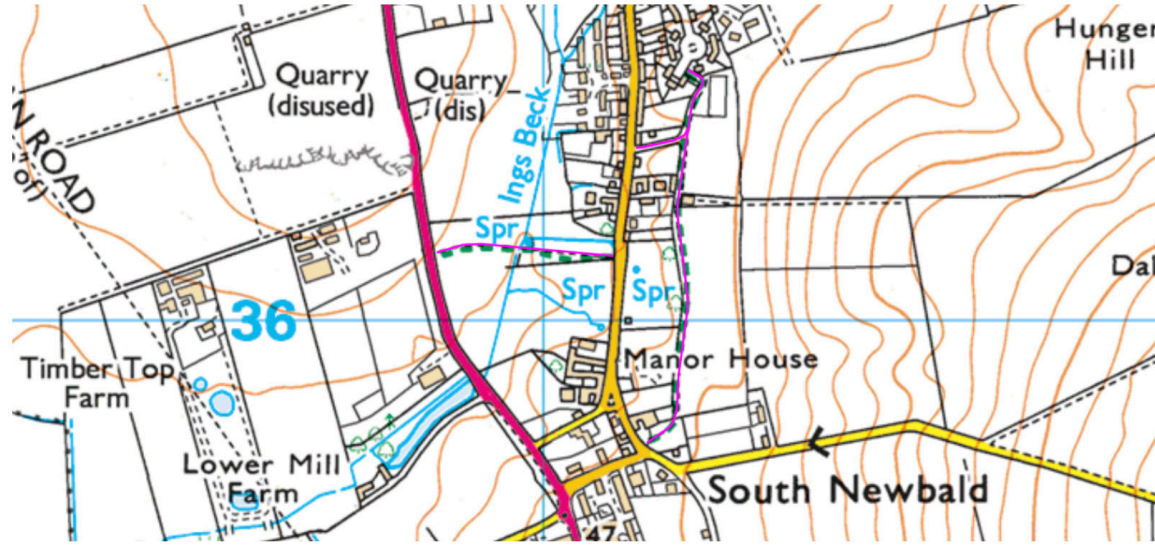
There are no specific policies in the Local Plan which give guidance on appropriate design approaches to ensuring that the holiday accommodation is accessible to persons with a disability. The National Accessible Scheme provides guidance to the tourism industry on the general considerations and approaches to be adopted in order that facilities comply with the Disability Discrimination Act.

The planning issues which are addressed in the application are:

- Approaches to and around the site
- Car parking
- Entering the accommodation
- Internal arrangements
- Use of surfacing materials
- The layout of the site would be extremely simple with all users having short direct access from their vehicles.

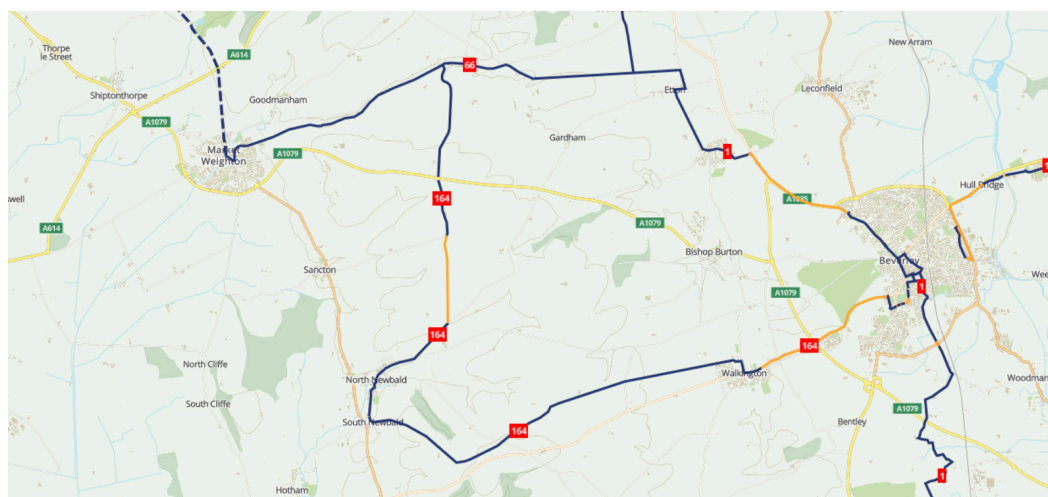
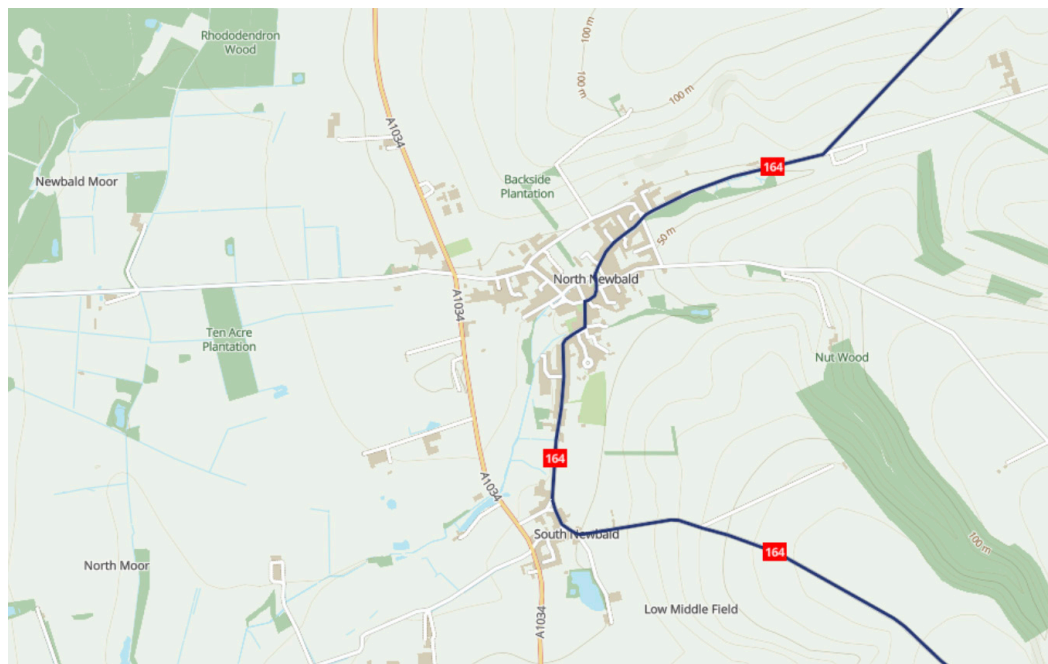
**Sustainability (Walking / Hiking)**

The maps show Public Rights of Way and Bridleways in and around the site which only further enhances its sustainability credentials as the site can be visited by walkers and hikers who enjoy the Wolds area.



### Sustainability (Cycling)

As the maps show, the site is well located to National Route 164 which would make the holiday chalet readily accessible for cyclists visiting the area. Route 164 is in two sections with one taking you through the Yorkshire Wolds from Pocklington to Hutton Cranswick as part of the Way of the Roses Coast-to-Coast cycle route. The southern section runs from Beverley to Kiplingcotes via North and South Newbald.



**Summary**

The proposal can be accommodated without detriment to the safety or operation of the local highway network. In addition, the development site is accessible by a choice of transport modes and complies with national and local guidance and sustainable development policy. As such, it is considered that the impact of the proposed development is not severe and there is no reason why the proposals should be resisted on transport and highway grounds.

RESIDENTIAL  
AMENITY

09



With any new development, if near existing residents, it is important that their amenity is not significantly harmed in any way. In terms of residential amenity, it is important that the existing occupants of nearby dwellings are not harmed by any factors such as overlooking, over dominance, loss of light, enclosure and loss of outlook.

Policy ENV1 of the Local Plan requires proposals to have regard to a good standard of amenity for future and existing occupiers of land and buildings.

Aside from the applicants property, Highfield is the nearest property and located to the south. The pre application response states that *'the proximity of the nearest neighbours does warrant careful consideration in respect of the layout of the site, to avoid an adverse increase in noise and other disturbance from comings and goings and other activities associated with the use of the site.'* The proposed built form now comprises a single chalet which would be occupied by no more than 2 people and outdoor space is limited which negates the need or desire for paraphernalia such as hot tubs. The aim and ethos of the applicant is to provide a good experience for guests but being respectful to the surroundings. The proposal would not be aimed at large groups which have the potential to cause problems.

As the site plan shows, there is sufficient distance between the proposal and nearest property to ensure residential amenity is not harmed.

# 10

CONCLUSION



The development will form a small new tourism offer within the area.

The proposal has evolved following pre application engagement and the simple proposal which would be occupied by no more than two people, using appropriate materials, would ensure that the character or appearance of the site or the surrounding area would not be compromised.

The proposal is considered to be acceptable in terms of integrating with surrounding buildings and landscape area and would not raise detrimental impact on amenities residents in the area, of which there are few. It is considered that the scale of the development and its accumulative impact will not harm the appearance of the area and will be in accordance with the relevant Local Planning Policy which seeks to ensure that where such tourism development is appropriate, it can be successfully assimilated into its environment.

The site benefits from established access to the main road network and given the overall scale of the proposal, there should be no issue with vehicles harming the surrounding road network because of increased vehicle movements. The site is located adjacent to a Public Right of Way and National Cycle Route so is readily accessible by means other than a car.

Local Planning Policy recognises that tourism development may be appropriate within the countryside subject to the certain requirements. Local Planning Policy supports tourism proposals where this will help strengthen and broaden the tourism offer in the area. Tourism plays an important role in the local rural economy and this proposal is typical of one of the examples that are promoted. The provisions of the NPPF aimed at supporting sustainable rural tourism that would benefit businesses in rural areas is a further material consideration which supports this type of application.

Paragraph 88 Part C of the NPPF sets out that sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character and appearance of the countryside should be supported. This also sets out that this should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not. The Council's Tourism Accommodation study sets out that the East Riding is charged with planning proactively to meet the development needs of businesses, including supporting economic growth in rural areas and sustainable rural tourism and leisure developments, provided that these respect the character of their setting. Visitor capacity in this area, in particular self-catering accommodation such as that proposed, could be increased to provide economic benefits and one of the things that could help achieve this objective is the improvement of the range and quality of provision of holiday accommodation to meet the needs, aspirations and interests of potential customers. The site would provide further accommodation in support of visitor interest in area and would be able to offer both short and long breaks which allows flexibility for customers who wish to explore the area.

Consideration has been taken to the design, access, residential amenity, land use, heritage, visual impacts and general relationships.

The proposal is therefore considered to comply with Policies S4, ENVI, EC2 and A1 of the Local Plan and the relevant provisions within the NPPF.



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