

Planning, Design and Access Statement

In support of a:

Full Planning Application for the '*Siting of a caravan to be used as an office and therapy room for an existing alternative education provider (Retrospective)*'

At:

Glebe Farm
Goxhill Lane
Goxhill
East Riding of Yorkshire
HU11 5RW

On behalf of:

Mr. P. Duckworth

Prepared:

February 2024

Updated:

March 2024

Contents

1. Introduction	3
2. Description of Site and Proposed Development.....	3
3. Planning History	3
4. Planning Considerations	4
Planning Policy and Principle of Development	4
National Planning Policy Framework (NPPF) (2023).....	4
East Riding Local Plan Strategy Document (ERLP)	5
Flood Risk	6
Residential Amenity	6
Design and Impact upon the Character of the Local Area	7
Access, Parking and Highways Considerations	7
5. Heritage Assessment	8
6. Conclusion	10

1. Introduction

- 1.1 This Planning, Design and Access Statement is submitted to support a retrospective planning application on behalf of Mr. Duckworth for the '*Siting of a caravan to be used as an office and therapy room in association with an existing business*'. The business name is Goxhill Meadows Hearts and Minds.
- 1.2 The siting of the caravan was originally permitted at this site to allow the Applicants and their parents to live on site whilst building works were completed on the host dwelling which was formerly a Listed Building. The caravans were permitted on a 3 year temporary permission which has now lapsed. The dwelling is now occupied by the applicant and his family. One caravan was removed from site but one has been retained for use as an office and therapy room and it is to this caravan which this planning application relates.
- 1.3 The siting of the caravan in relation to the dwelling is shown on the aerial photo at Image 1.

2. Description of Site and Proposed Development

- 2.1 The caravan is located to the rear of the outbuildings at Glebe Farm.
- 2.2 The aerial photograph below shows the site.



Image 1: Aerial Photo showing the location of the mobile homes

3. Planning History

- 3.1 The most relevant planning history is listed below:
 - **19/02565/PLB** - Siting of a static caravan to the rear of existing dwelling to provide ancillary accommodation – Withdrawn – 06/08/2019
 - **19/02564/PLF** - Siting of a static caravan to the rear of existing dwelling to provide ancillary accommodation for a temporary period. - Refused – 11/10/2019

- **19/01024/PLF & 19/01025/PLB** - Alterations to roof comprising erection of 'false' chimney stack following partial demolition of original chimney and stack; alterations to retained and reinstatement of demolished fold-yard wall and outbuilding; and; installation of new timber doors and infill panels to barn (Part-retrospective Application) – Approved – 10/07/2020.

4. Planning Considerations

Planning Policy and Principle of Development

National Planning Policy Framework (NPPF) (2023)

- 4.1 The National Planning Policy Framework (NPPF) (2023) is a material consideration and is the Government's overarching framework for planning policy. Paragraph 11 of the NPPF provides for a presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay and where there are no relevant development plan policies, or the policies that are most important for determining the application are out of date, permission should be granted unless:
- a) The application of the policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - b) any adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.2 The relevant sections of the NPPF in the instance of this planning application are:
2. Achieving Sustainable Development
 4. Decision-making
 6. Building a strong, competitive economy
 11. Making effective use of land
- 4.3 Paragraph 38 of the NPPF states that:
- 'Local planning authorities should approach decisions on proposed developments in a positive and creative way. They should use the full range of planning tools available....and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.'*
- 4.4 Paragraph 85 of the NPPF highlights 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, taking into account both local business needs and wider opportunities for development.'*

East Riding Local Plan Strategy Document (ERLP)

4.5 In this case, the Development comprises the East Riding Local Plan Strategy Document (ERLP) adopted in April 2016 and the Allocations Document that was adopted in July 2016.

4.6 The relevant policies are as follows:

Policy S1 – Presumption in favour of sustainable development

Policy S4 – Supporting development in villages and countryside

Policy EC1 – Supporting the growth and diversification of the East Riding economy

4.7 Policy S1 reiterates the presumption in favour of sustainable development which is a core thread which runs through the NPPF. Sustainable development seeks to ensure that proposals meet present needs without significantly adversely affecting the environment for future generations. It states that the authority will work proactively with applicants to find solutions which mean proposals can be approved wherever possible.

4.8 As the proposed site lies outside the development limit, it is considered as open countryside, policy S4 is therefore of relevance. S4 gives support for development which helps to maintain the vibrancy and villages and the countryside where it is of an appropriate scale to its location and respects the intrinsic character of its surroundings, taking into account the need to support sustainable patterns of development, does not involve a significant loss of the best and most versatile agricultural land, and does not compromise the general approach set out in policy S3 to deliver a sustainable pattern of development. Policy S4 Part C identifies that *'Outside of a development limit land will be regarded as the Countryside and the following forms of development supported, where proposals respect the intrinsic character of their surroundings: 6. Employment uses in accordance with Policy EC1.'*

4.9 Policy EC1 Part A.2 outlines how *'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:*

1. *Contribute to the modernisation, development and diversification of the local economy;*
2. *Develop and strengthen the East Riding's key employment sectors and clusters including: renewable energy; manufacturing and engineering (including chemicals); agriculture/food and drink; tourism; ports and logistics; transport equipment; digital and creative industries; finance and business services; construction; public administration, defence, health and education; and retail.'*

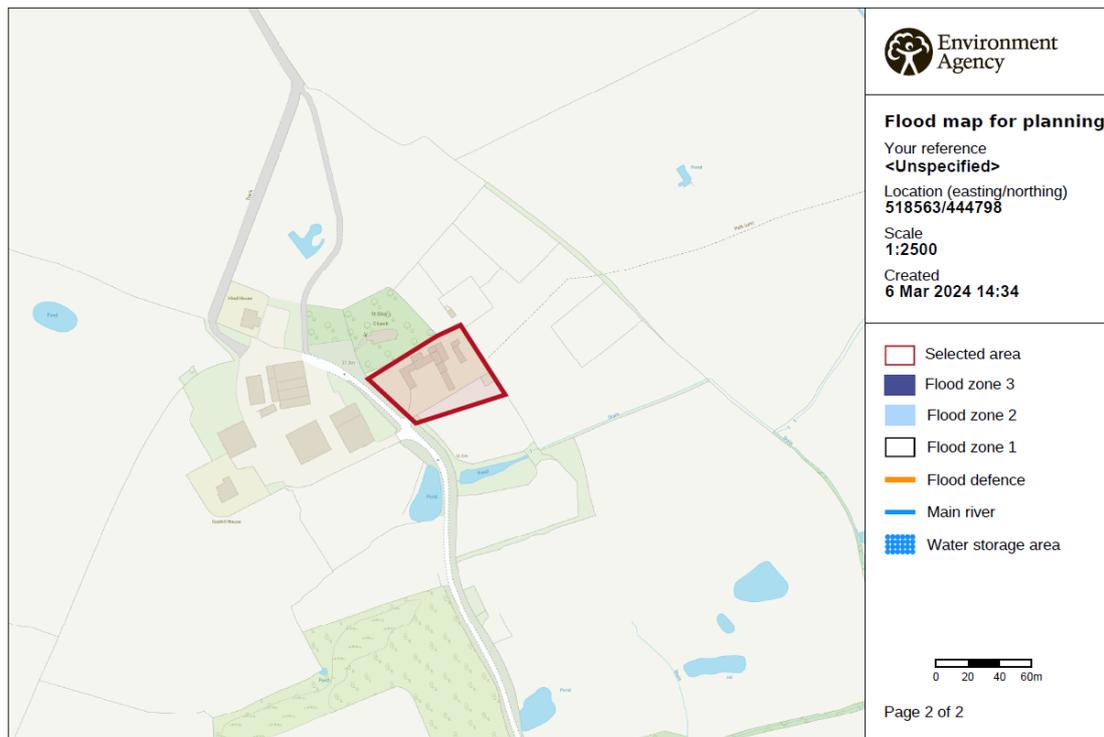
4.10 The Applicants partner is an Approved Alternative Educational Provider for East Riding of Yorkshire Council and the requirements of the accreditation is that there must be a safe area for visiting children. The horses on site provide a therapy stimulant for attendees at the site and the caravan is used for the continuation of the therapy work, educational purposes and

as a welfare unit for service users. As such, it is essential for the caravan to be sited within close proximity of the horses and stables.

- 4.11 The siting of the caravan at Glebe Farm will see the expansion of the service provision of an education setting and as such, accords with the aims of Policy EC1 of the Local Plan (2016).
- 4.12 The planning considerations indicate that permission for the consinued siting of a caravan in relation to an existing business on site, can be adequately conditioned to allow the variation of Conditions 1 and 2, to be permitted.

Flood Risk

- 4.13 The site lies within flood zone 1 and therefore has a low probability of flooding from rivers and the sea. The site area is under 1 hectare and as such, does not require a flood risk assessment (FRA) as part of the planning application.



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Image 2: Environment Agency Flood Map for Planning (Source: Environment Agency, 2024)

Residential Amenity

- 4.14 The caravan is sited behind the Applicants property and a significant distance from neighbouring residential properties and out of view for users of the neighbouring Church of St. Giles. The orientation and siting ensure that no impact on residential amenity is expected as a result of the siting of the caravan.

Design and Impact upon the Character of the Local Area

- 4.15 This planning application seeks the retention of a caravan on site for the purposes of supporting an existing business. Views of the caravan are limited due to the siting within the Applicants land ownership and the positioning of the dwelling and existing outbuildings on site. Any views of the caravan would be read as a single caravan in what is a popular tourist destination and therefore could easily be a ccomodation in connection with a tourism business.

Access, Parking and Highways Considerations

- 4.16 The caravan is accessed via the Applicants existgng driveway and parking procvision on site is plentiful whilst also allowing the turing of vehicles within the site to allow vehicles to access and egress the site in a forward gear.
- 4.17 Vehicles movements are infrequent and are therefore not expected to significantly increase impact on the highway network beyond what would be typical for the host dwelling.
- 4.18 The proposal is therefore understood to accord with policies of the East Riding Local Plan.

5. Heritage Assessment

- 5.1 This Heritage Assessment supports an application for the siting of a caravan for use as an education facility and associated office and identifies the potential for any impact and the significance of any identified impact, of the proposal on the neighbouring Listed Building, Church of St. Giles.

Designated Heritage Assets

- 5.2 There are no World Heritage Sites, Historic Battlefields or Historic Wrecks within the site or within 1km of the site.
- 5.3 The application site is not within a Conservation Area and is no longer a Listed Building, having been removed from the Listed Buildings Register in February 2022. The application site is located adjacent to a Grade II Listed Church (Church of St Giles, List Entry Number: 1263782).

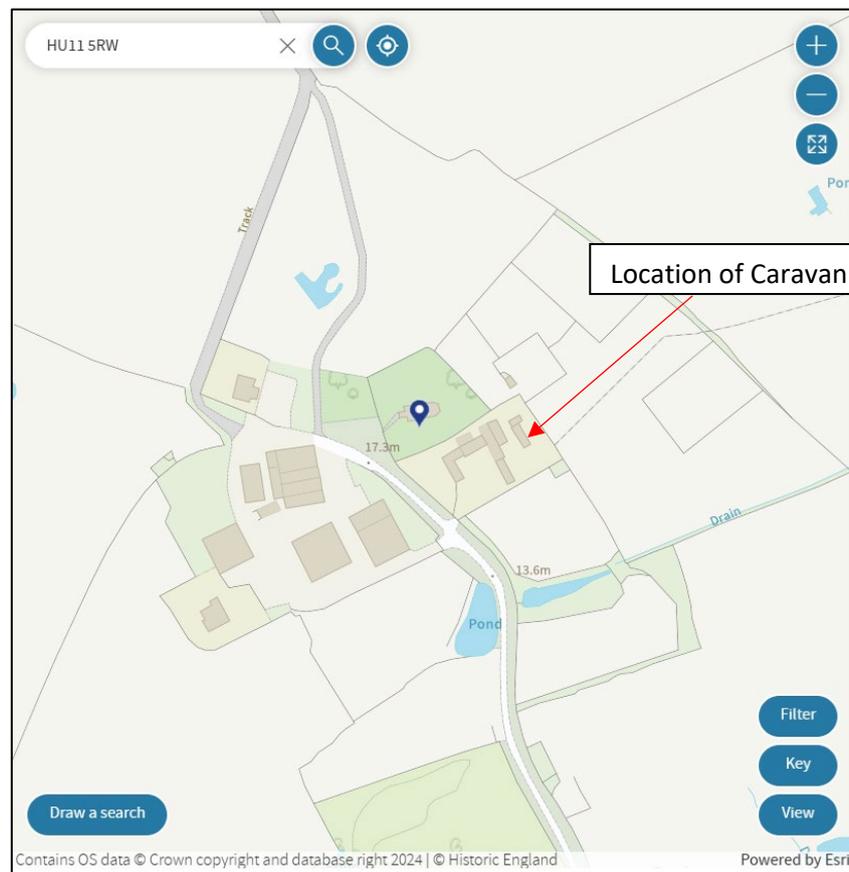


Image 3: Screenshot of Listed Buildings Map showing location of Church of St Giles and the Apppplication Site (Source: Historic England, 2024)

- 5.4 The site plan and Image 3 above show the siting of the caravan in relation to the Church, demonstrating that the caravan is removed from the setting of the Listed Church by the siting and orientation of the host dwelling and its associated outbuildings. Views of the caravan

are also blocked from the adopted highway in Goxhill, Goxhill Lane by the host dwelling and outbuildings.

Assessment of Significance and Impact

- 5.5 The application site is not a Listed Building and is not within a designated Conservation Area. The heritage assessment has been requested on the basis of the site neighbouring a Listed Building (Church of St. Giles).
- 5.6 The Listed Building is bound by very mature, dense hedgerows and trees and as such, views into and out of the site are limited (as shown in Image 4 below). The trees and hedgerows, along with the siting and orientation of the caravan in relation to the host dwelling and outbuildings ensure that there is no impact on the listed building. Any impact that may be present would always sit at the lower end of less than substantial harm.
- 5.7 Paragraph 202 of the NPPF goes on to state that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*
- 5.8 The proposal is for a caravan to be sited (retrospectively) for use as an educational facility and associated office for an existing alternative education provider, based at the application site. The alternative educational provider is registered with East Riding Council and provides a necessary and successful educational provision for students. The caravan would therefore provide meet a functional need at the site which has a very valuable public benefit.
- 5.9 It is therefore considered that, in this case, any potential for less than substantial harm as a result of the siting of the caravan, is outweighed by these public benefits the scheme provides which satisfies the requirement of the national planning policy test.
- 5.10 It is also worth noting that the siting of the caravan is wholly reversible with the caravan being on wheels and therefore able to be removed if no longer required which would reinstate the land to its previous condition.
- 5.11 It is considered that the proposed works would result in no obvious harm to the Listed Building and that any perceived harm would always be on the lower end of the scale of less than substantial harm. Any degree of harm is outweighed by the public benefits the scheme provides. The proposals are therefore considered to be in accordance with the statutory duty, policy ENV3 of the ERLP SD and the relevant provisions of the NPPF.

6. Conclusion

- 6.1 The planning application to which this statement relates seeks permission for the retrospective permission for the siting of a caravan for use as an office and therapy room in connection with an existing alternative education provider, registered with and monitored by East Riding of Yorkshire Council.
- 6.2 The application site lies adjacent to a Listed Building, Church of St. Giles, and as such, a heritage assessment has been included within this Planning Statement. The assessment of the significance and impact of the proposal on the neighbouring Listed Building concluded that no impact is anticipated and any perceived impact would be on the lower end of a less than substantial harm given the siting and orientation of the caravan, along with the mature and extensive vegetation present within the church ownership. Any less than substantial is outweighed by the public benefit of the retention of the caravan for use as an alternative education facility which accords with the policies of the NPPF.
- 6.3 Given the scale, nature and reversability of the proposal, there are no material considerations that are considered to outweigh the public benefit of the proposal.
- 6.4 The NPPF promotes the need for councils to be proactive and support sustainable development and attach conditions to limit against any potential negative effects. The re-use of the existing caravan should be viewed as the most sustainable use of the caravan where it would also support an existing education provider in its functional need for this proposal in this location.
- 6.5 On the basis of this Planning and Heritage Statement, the development is understood to accord with the policies of both the NPPF and East Riding Local Plan and as such, the planning application should be approved.