

DESIGN & ACCESS STATEMENT

CHANGE OF USE OF LAND TO PERMIT THE CONSTRUCTION
OF ADDITIONAL STATIC CARAVAN PITCHES AT BROOKSIDE
CARAVAN PARK (AMENDED SCHEME OF PA/2020/276)

Brookside Caravan Park

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1. INTRODUCTION

This report has been commissioned by Mr C Barrett of Brookside Caravan Park, Stather Road, Burton Upon Stather, Scunthorpe, DN15 9DH.

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

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 22 years experience, specialising in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. BACKGROUND INFORMATION

This application seeks planning permission for change of use of land to permit the siting of additional static caravans at Brookside Caravan Park.

Brookside Caravan Park currently includes an area designated for touring caravans and a further area designated for static caravans. This application seeks consent for the change of use of a grassland area to the east of the existing caravan park to allow the siting of an additional 21 static caravans.

This proposal is an amended scheme of a previous application (planning reference PA/2020/276) which was refused by the LPA and subsequently dismissed at appeal (ref: APP/Y2003/W/20/3257186).

The application was refused by the LPA for reasons which are summarised below:

- Landscape impact
- Impact on residential amenity
- Ecological impact (badgers)
- Lack of justification for expansion

The Inspector dismissed all of North Lincolnshire Council's reasons for refusal, with the exception of the potential impacts on Badger Setts.

The Inspector offered the following comments within his decision:

Badgers and their setts are protected by law and their presence is a material consideration in a proposal where there is a reasonable likelihood of a protected species being present and affected.

The Badger Survey Report identified an active main badger sett in the woodland on the eastern edge of the appeal site and one of the entrance holes just within the appeal site. The survey also identified several signs of badger activity on-site and off-site along the interface of the woodland and the caravan park, including badger trails along the eastern edge of the site. At my site visit there were three entrance holes within the appeal site. It is therefore reasonably likely that the appeal site remains in active use by badgers.

From the evidence before me, impacts on the badger sett, as well as foraging habitat and commuting routes within the site, would be unavoidable due to the scale and proximity of the development to the eastern edge of the site and particularly as entrance holes to the sett lie within an area to be developed. Moreover, as the land slopes up to the woodland

in this location, it is likely that excavation would be required, similar to the existing pitches in the north corner of the caravan park. Consequently, the proposal is likely to require a License from Natural England.

*I have no comments from Natural England, nor any information about whether there is a likelihood that a License would be granted if I allowed the proposal. In addition, **whilst the survey proposes mitigation in the form of a post and rail fence, there are no details on the plans of where this would be provided. Clearly, a requirement for a minimum stand-off distance of 15m from current badger entrance holes on the site would conflict with the proposed layout. No other avoidance is demonstrated in the layout and no other mitigation or compensation measures are proposed. Therefore, I must apply the precautionary principle and find the proposal would cause harm to the resident badgers.***

Paragraph 175 of the Framework states that if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

I therefore conclude, on this issue, that the proposal would adversely affect badgers, a protected species using the site. Thus, there is significant conflict with Policies CS17 and CS5 of the North Lincolnshire Core Strategy 2011 (CS); and Policy R13 of the North Lincolnshire Local Plan 2003 (LP), which amongst other things, seek to protect and enhance the natural assets of the district, ensure unavoidable impacts on biodiversity and wildlife are appropriately mitigated, and produce net gains in biodiversity. It would also be contrary to paragraph 170 of the Framework, which seeks to protect and enhance sites of biodiversity value, minimise impacts on and providing net gains for biodiversity. The Council also cites conflict with LP Policy RD2, but it is of limited relevance to this main issue and does not add anything that is not covered by the aforementioned policies.

In a direct response to this reason for dismissal, a further and updated badger survey was prepared, along with a proposed mitigation strategy which can be seen on the attached

site layout. The ecologist has suggested a 25m development exclusion zone, provided via a post and rail fence.

3. USE

The use of the development will be for holiday purposes only and not as permanent residential accommodation.

Sustainable Tourism

The applicants have seen a recent rise in demand for static caravan places and are therefore suggesting a scheme of expansion. The existing caravan park is a prosperous enterprise and shows every sign of remaining so - the proposed expansion clearly represents sustainable tourism, with further benefits offered to the local economy by way of the introduction of additional custom and holidaymakers to the area. At its core, the proposed scheme is a direct response to an increase in demand.

Residential Amenity

Concerns were raised with the original scheme in relation to residential amenity and the intensification of associated vehicular trips. In order to address this issue an Automated Traffic Count (ATC) of Stather Road was undertaken. The results of the ATC are summarised below and can be seen in greater detail attached.

The 7-day average traffic flow for Stather Road amounts to 381 vehicles per day. The traffic associated with the proposed additional 21No. static caravans, and any resulting

noise, could only be considered negligible in the context of the existing traffic count. This point is explored further in section 8 (Access) of this document.

	Tue Nov 26	Wed Nov 27	Thu Nov 28	Fri Nov 29	Sat Nov 30	Sun Dec 01	Mon Dec 02	5-Day Ave.	7-Day Ave.
00:00	0	0	4	8	8	7	3	3	4
01:00	0	0	0	2	2	0	1	1	1
02:00	0	2	0	0	0	0	0	0	0
03:00	1	1	1	2	0	2	2	1	1
04:00	0	0	0	2	1	0	3	1	1
05:00	1	2	3	2	2	0	1	2	2
06:00	4	8	4	4	0	1	6	5	4
07:00	17	16	21	21	9	1	19	19	15
08:00	16	30	13	12	17	5	24	19	17
09:00	24	23	33	19	18	12	24	25	22
10:00	17	21	26	40	33	19	28	26	26
11:00	24	20	30	31	26	26	28	27	26
12:00	26	37	39	48	27	40	24	35	34
13:00	28	22	27	29	33	43	26	26	30
14:00	19	19	20	35	40	38	25	24	28
15:00	34	31	27	44	31	35	26	32	33
16:00	41	39	35	28	37	35	25	34	34
17:00	24	22	28	36	17	13	27	27	24
18:00	14	12	25	34	32	16	15	20	21
19:00	13	18	24	22	9	13	22	20	17
20:00	10	13	17	23	18	6	7	14	13
21:00	9	9	11	15	24	9	18	12	14
22:00	3	7	10	11	11	6	9	8	8
23:00	6	3	6	6	15	3	2	5	6
Total									
12H(7-19)	284	292	324	377	320	283	291	314	310
16H(6-22)	320	340	380	441	371	312	344	365	358
18H(6-24)	329	350	396	458	397	321	355	378	372
24H(0-24)	331	355	404	474	410	330	365	386	381

Figure 1 - ATC flow summary

4. LAYOUT

The layout of the proposed development is shown on site plan (IP/CB/02) and includes the proposed 21No. static caravans and associated infrastructure.

An additional Ecological Appraisal been prepared and submitted to support this application. The report concludes that the siting and layout of the proposal is appropriate from an ecological perspective, with no detrimental impact on any ecological habitats. A 25m exclusion zone has been incorporated into the revised site layout, as per the guidance of the Ecology Appraisal.

5. SCALE

The proposal seeks consent for the change of use of a parcel of land extending to 0.8 hectares to allow the siting of 21 No. static caravans for holiday purposes.

6. LANDSCAPING

This application is accompanied by a detailed Landscape Appraisal which can be seen attached.

The application site is relatively well concealed within the local landscape. The site is bordered by the existing operational caravan site to the north, woodland to the west, and the existing built residential development of Stather Road to the west, and existing vegetation (including a recently planted tree belt) to the south.

The Landscape Appraisal identifies key visual receptors and explores the existing landscape character and appearance of the wider area. The report concludes that when considering the extent and siting of the existing caravan park and associated development, the modest expansion of 21 pitches can only be considered negligible. The proposal relates to the immediate expansion of the site, with the scheme being sited adjacent to the existing development.

The application also offers the caravan park a retained area of open land which it is contended softens the effect of the proposed expansion.

It is generally concluded that no significant change to the wider landscape character and appearance is proposed. The proposal suggests an expansion of the existing rural tourism business within the existing site boundary.

7. APPEARANCE

The proposed development involves the siting of standard static caravans. Photographs of the existing static caravans can be seen in the attached Landscape Appraisal.

8. ACCESS

Access to the development will be provided by the existing site entrance to Stather Road. The development will increase the volume of private car traffic accessing the site. During peak season at weekends, it is likely that all caravans will be occupied, therefore creating a maximum of 21 additional cars per day accessing the site.

The development will generate HGV movements, purely associated with the delivery of caravans. The HGV movements will be limited to 21 lorries over a 12 – 24 month period, however, these movements will be a one off.

Whilst it could be anticipated that during peak season the proposal would represent a fully occupied site, it is suggested that this would not be representative of day-to-day operations and that realistic the average number of occupied caravans would be substantially lower, and therefore the resulting traffic would also decrease.

A review of the applicants log book shows that on average any one caravan is occupied for 51 days of the year; this ordinarily takes the form of 2 weeks occupancy followed by a longer period of inoccupancy. This suggests that the site is only ever fully occupied 14% of time on average annually. Therefore, it is reasonable to suggest that the average day-to-day movements of the proposed expansion would represent an increase in traffic of less than 3 vehicles per day.

Prior to the submission of this application an Automated Traffic Count (ATC) of Stather Road was undertaken. The detailed ATC results can be seen attached. The 7-day average traffic flow for Stather Road amounts to 381 vehicles per day. An increased daily average of less than 3 vehicles can only be considered negligible when compared with the existing traffic flow associated with Stather Road.

9. PLANNING POLICY

Planning Policy is provided within the North Lincolnshire Core Strategy and the National Planning Policy Framework.

Policy CS15 of the Core Strategy relates to culture and tourism development. The policy states that existing tourist facilities will be protected and enhanced and promotion of sustainable tourism focusing on the areas natural and built assets will be supported.

The National Planning Policy Framework provide support for sustainable tourism and leisure developments which respect the character of the countryside at paragraph 83.

Paragraph 84 of the NPPF states that “Planning policies and 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 that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”

Brookside Caravan Park is North Lincolnshire’s only 5 Star Holiday Park. The site is located 150m from the bank for the River Trent. The site is located close to the amenities provided within Burton Upon Stather, including the Ferry House Inn, Sheffield Arms pub

and village shop. The site is also adjacent to existing built development and the location is such that siting is very well screened by existing development and woodland, preserving the character of the countryside location.

The settlement of Burton Upon Stather is on a bus route, providing regular services through to Scunthorpe.

The proposed development is generally compliant with the thrust of local and natural planning policy which seeks to support sustainable tourism development.