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14/02450/FUL

Change of use of land and construction of 46 holiday lodges, clubhouse (incorporating spa, bistro and reception) and associated infrastructure at Land to the East of Willow Dene, Sutton on the Forest for The Luxury Lodge & Holiday Company Ltd.

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site, which covers an area of approximately 4.4 hectares, lies 200m from the south eastern edge of Sutton on the Forest (when measured in a direct line). The land is currently used for agricultural purposes (classified as grade 3a good quality) and is bounded by mature hawthorn hedgerows to two sides including a pond along the northern edge. The western boundary is formed by a post and wire fence. The southern, roadside, boundary has a line of semi mature trees, most of which lie outside the site on the highway verge. The site is relatively flat, sloping slightly downwards from north to south, with access from the south eastern corner of the field onto Green Lane (also known as Well Lane).
- 1.2 A Site of Importance for Nature Conservation (SINC) lies to the west of the application site. A strip of land to the rear of Willow Dene separates the site from the SINC.
- 1.3 It is proposed to change the use of the field to a site for holiday lodges. The application is for full planning permission and includes details of the site layout, the roadways, the access and parking, the position of the lodges and clubhouse building (including spa, bistro and shop). The submitted drawings also include details of the proposed buildings and lodges. A total of 46 lodges are proposed, which includes 39 two storey and 7 single storey with either two, three or four bedrooms.
- 1.4 A water feature (pond) is proposed in a central position within the site to accommodate surface water drainage for the development. Several lodges are proposed around the edge of the pond.
- 1.5 The lodges would all be pitched roof structures finished in larch cladding and slate effect roofs and set on natural stone plinths. The clubhouse building is two storey and would be finished in brickwork with a stone parapet around a flat 'green' roof and timber windows. A timber framed pergola/balcony/veranda structure is proposed on the northern elevation facing onto the central water feature. The roadways through the site would be surfaced with hardcore.
- 1.6 Tennis courts are proposed at the southern edge of the site adjacent to the access. An area of open space to include a play area and picnic area is proposed in the south western corner of the site.
- 1.7 Landscaping is proposed throughout the site and along the boundaries of the application site. This includes the planting of deciduous and evergreen trees, grassland and woodland and the reinforcement of existing hedgerows.
- 1.8 Parking is proposed within the site for the individual lodges with the provision of a grasscrete (or similar) strip to provide at least two spaces for each lodge. A car park

is proposed close to the entrance to the site to provide a total of 14 spaces to be used by visitors to the spa/bistro/shop.

- 1.9 An unsurfaced public right of way bisects the south western corner of the application site. It is proposed to divert the footpath around the south western edge of the site (through the proposed open space), retaining the existing entry and exit points. Alterations are proposed to the existing public right of way between the application site and Carr Lane, to upgrade the surface by installing membrane matting that allows grass to grow back through the material.
- 1.10 It is proposed to create a passing place on Green Lane between the application site and the junction with Carr Lane.
- 1.11 Lighting is proposed within the site using low level bollards although a specific scheme has not yet been provided and would be expected to be provided as a planning condition should permission be granted.
- 1.12 It is proposed to drain the site to the main foul drainage system with a connection into the sewer on Carr Lane, at a point approximately 350m north west of the application site. This would require a connection to be made across adjacent farmland that lies outside the application site boundary but confirmation has been received from Yorkshire Water that they would provide a sewer requisition to link the development site to the existing sewer network. A pumping station would be required on site and foul water drainage would be restricted to 3 litres per second.
- 1.13 The application was submitted with and supplemented by, the following documents:
 - Planning application form
 - Location plan
 - Site Layout plan
 - Topographical Survey
 - Elevation drawings and floor plans
 - Planning statement
 - Design and access statement
 - Consultation Statement
 - Highways and Transportation Appraisal
 - Contaminated Land Assessment
 - Drainage Strategy
 - Preliminary assessment of land contamination form
 - Ecological Assessment
 - Hydrology report
 - Landscape and Visual Impact Assessment (LVIA)
 - Tourism and Economic Impact Report
 - Foul Drainage Assessment
 - Tree Survey
 - Landscape Masterplan
 - Proposed Planting
 - Agricultural Land Classification
 - Public Rights of Way Review

2.0 PLANNING & ENFORCEMENT HISTORY

2.1 None

3.0 RELEVANT PLANNING POLICIES

3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP12 - Priorities for employment development
Core Strategy Policy CP15 - Rural Regeneration
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP18 - Prudent use of natural resources
Core Strategy Policy CP21 - Safe response to natural and other forces
Development Policies DP1 - Protecting amenity
Development Policies DP3 - Site accessibility
Development Policies DP4 - Access for all
Development Policies DP5 - Community facilities
Development Policies DP9 - Development outside Development Limits
Development Policies DP25 - Rural employment
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP31 - Protecting natural resources: biodiversity/nature conservation
Development Policies DP32 - General design
Development Policies DP33 - Landscaping
Development Policies DP34 - Sustainable energy
Good Practice Guide on Planning for Tourism – May 2006
National Planning Policy Framework

4.0 CONSULTATIONS

4.1 Parish Council - wish to see the application refused:

1. The proposed development is of a disproportionate scale to the village and represents an amount of development that will have a harmful effect on the setting of the village and impact negatively on its character.
2. The Parish Council consider the proposal will not benefit the community and there is nothing within the context of the application which can be perceived as a benefit
3. The Parish Council appreciates that some tourist related development can lead to economic benefits. However, this has not been evidenced within the Parish itself.
4. By the very nature of the use proposed, future occupiers would be transient and would not be in a position to develop strong community links with the village and therefore the chance of integrating with the village is very limited
5. There is little by way of existing landscaping to rely on to minimise the visual harm the proposal would create and the development demonstrably harms the setting of the village.
6. There are existing facilities within 3 miles of the village which all serve to meet demand for tourism.
7. Reliance is made upon the Inspector's decision at Goosewood to justify the assertion that Sutton on the Forest is a sustainable location for tourism development. The Parish Council consider that when read as a whole, the Inspector was mindful of the following points; the proposal was an extension to an existing facility, the boundaries to the site were established and it was well screened and that the location of the site was in proximity to other economic uses. None of these points are readily applicable to this proposal and the Parish Council consider no weight can be given to it in reaching a decision on this application.

8. Policy DP30 seeks to safeguard the openness and intrinsic character of the landscape and explains it should be respected. It is difficult to understand how 46 lodges on this small site can achieve the same aim.
9. To subject the occupiers of this house (Moorend Villa) to the additional burden of traffic (one additional car movement per 6 minutes) is to harm their levels of amenity and therefore the proposal should be refused.
10. There is also little detail of site or property external lighting in general. This could have a very damaging and urbanising effect on the locality when in use if not adequately screened, bearing in mind that the village is a low light area at the wish of residents.
11. Given the alignment of the road, vehicles speeds are high. It is unlit and there is no footway. It is well used by agricultural and commercial vehicles which take up the full width of the road. It will be dangerous for non vehicular traffic to use from this development and has the potential to cause a lot of conflict.
12. Access to the bus stop is via the PROW. This is unlit and not an attractive route.
13. The design and style of the proposed buildings do not in any way relate to the local distinctiveness. The materials are alien to the village as is the attempt at a contemporary design
14. The apparent loose grouping of buildings around a simple road layout is poor and uninspiring.
15. the drain emerging near the footpath sign takes surface water from the Sterne Way/Stillington Road end of the village and crosses the field due to be developed. Should building work damage this drain there would be severe consequences for that part of the village. It is noted that the culvert for this drain is damaged as can be seen from the dip in the road at this point
16. It is unlikely that the existing drainage system along Well Lane will cope.
17. Policy DP34 of the LDF requires all developments of 1,000 sqm or more to address sustainable energy issues, by reference to accredited assessment schemes and incorporate energy efficient measures which will provide at least 10% of their on-site renewable energy generation, or otherwise demonstrate similar energy savings through design measures. The Parish Council consider this should be considered at an early a stage as possible. The visual effect of solar panels could be harmful and if additional landscaping is proposed, rendered unsuitable.
18. It is adjacent to Moor End which is the village's only nature reserve and is one of the remaining parts of the Forest of Galtres and is a rare wet woodland habitat. This is a sensitive location which could potentially be damaged by changes in the eco system and the close proximity of housing.
19. Analysis of the figures within the Tourism and Economic Impact document shows it is deeply flawed
20. The proposed site is very different to the 3 other caravan sites mentioned by the applicant, which are either in mature woodland or the National Park and not within the York commuter belt as is this site.
21. A traffic count undertaken by residents demonstrates that Well Lane is not a safe and acceptable access route due to the hazard posed by the speed and volume of traffic on this narrow country lane.
22. The planting scheme is not accurate and would result in much less planting than is proposed
23. The applicant has concentrated on improving the short footpath bordering the Moor End nature Reserve despite the comments made by his own ecology report regarding the possible harm caused by increased footfall.
24. The foul drainage in Sutton on the Forest is a sensitive subject because of a history of problems and there is considerable public interest in the possible consequences of connecting another 46 large properties to the system.
25. The detrimental effect identified by Naturally Wild should be taken into account when deciding the suitability of locating such a development adjacent to a SINC.

26. The details of the surface water drainage within the application site are not well defined, and have not been subjected to the scrutiny of an experienced hydrologist to identify any impact on the SINIC, despite concerns expressed by the councillor with responsibility for Moor End.
 27. We do not believe that this field has been ploughed in the last four years and probably not for several years before that. Thus the conclusions regarding its natural value may be flawed.
 28. Sutton on the Forest is now a commuter village serving York, with little activity during the day and no amenities or attractions for visitors. However, it has negligible unemployment. Thus, by definition it cannot benefit from tourist revenue in any way.
 29. The interesting working rural village has long gone, and it is arguable that there are very many more suitable sites in Hambleton, with significant unemployment, attractive tourist venues and a shortage of holiday accommodation which desperately need this kind of development.
 30. The submitted appeal statement in support of the application relating to the development of high grade agricultural land for housing is not relevant to an application for holiday lodges.
 31. Yorkshire Water accept the proposed drainage from domestic development but the proposed bistro is very different and would be more heavily contaminated.
 32. We remain extremely concerned about Yorkshire Water's agreement to the connection of a further 46 properties to the Carr Lane sewer. This decision was made in response to the Environment Agency's refusal to contemplate an on-site sewage treatment plant because of pollution risk. An event recently occurred; the EA's fear of pollution is therefore already occurring.
 33. The hydrology report assumes the proposed scheme for surface water drainage is viable. Questions remain about the responsibility and effectiveness of the existing system.
- 4.2 NYCC Highways and Public Rights of Way - In the submitted Highways and Transportation Appraisal it is stated that the predicted peak hour traffic generation for the development will be less than 11 two-way trips. The Local Highway Authority accepts this predicted traffic generation. A passing place is to be provided as are improvements to the existing public right of way which links the site to the village. Conditions are recommended.
- 4.3 Yorkshire Water - Yorkshire Water has received further information regarding the above proposed development. We confirm that we have no objection to domestic foul water only discharging to the 150mm diameter public foul water sewer recorded in Carr Lane. If planning permission is granted a condition is recommended in order to protect the local aquatic environment and YW infrastructure.
- 4.4 Environment Agency - The information contained in the new "Drainage" document states that a proposed mains connection for foul drainage is being discussed with Yorkshire Water.
- 4.5 Kyle & Upper Ouse Internal Drainage Board (IDB) - no comments received
- 4.6 Foss IDB - This application is not within the Foss Internal Drainage Board district although it does have a proximity to the Boards catchment. Surface water from the area may enter Board assets to the east of the application site.

The Board wishes to state that where possible the risk of flooding should be reduced and that, as far as is practicable, surface water arising from a developed site should be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development. This should be considered whether the surface water discharge arrangements from the site are to connect to a public or

private sewer before outfalling into a watercourse or to outfall directly into a watercourse.

The site is in an area where drainage problems exist and development should not be allowed until the Authority is satisfied that surface water drainage has been satisfactorily provided for. Conditions are recommended.

- 4.7 Environmental Health Officer - The applicant has submitted a desk study report in support of the above application. The report does not identify any potential sources of contamination; however it does make recommendation for further investigation of infilled ground at the site of a former pond and verification of imported materials for contamination. I agree with these recommendations and would propose the addition of a condition regarding an assessment of risks and a scheme of remediation.
- 4.8 HDC Business and Community - have provided a critique of the submitted tourism report and comment as follows:

This does appear to be a very thorough and detailed piece of work carried out by a partnership with some good credentials. There are some points I would want to raise which I do not think they have covered or points where I would say that there is some difference of opinion between HDC and the partnership who have written the report.

These points cover access, opportunities and issues for the local economy. There is an opportunity following the Olympics and Tour de France to attract more people to our area building on the success of the events and the increased interest.

Access

This is a rural area and access for employees could be difficult as the provision of public transport is very limited and under further threat through cuts by the County Council. Some of the roles could require people to work unsocial hours and unless they have their own transport access to these opportunities could be limited. We have experience of this in other locations, where employers struggle to recruit due to potential employees not being able to get to the jobs. More cars on the roads around the area would be inevitable.

Opportunities/threats

The report's authors mention the great opportunity this development will bring for the local economy. The proximity to York could mean that any growth in the local supply chain could flow south rather than Hambleton benefitting. They mention "this future will reap rewards for local businesses near to the holiday park as additional leakage from the site becomes invested in local hospitality and retail business". I would agree with this to a point; however it depends what facilities are based on site, e.g. restaurants, but visitors to these holiday destinations often choose to stay on site to eat/drink either at the facilities provided their or cater for themselves in the lodge.

The jobs described are mainly low wage opportunities and the higher level jobs are limited in number. They include the LEP priorities in the report stating "Employment - particularly as a potential solution for youth (16-24 year old) unemployment in the area. Our levels of unemployment are low. Easingwold which is the nearest town has 2.8% unemployment (Economic Study Baseline Report). The Economic Study does say that Easingwold has an extremely limited retail offer. It has significant leakage to York already and I think York City Centre would be the beneficiary of any expenditure in the area by visitors not necessarily the market towns. I don't think the authors of the report have covered this. Transport is already available into York from Easingwold.

In the Economic Study Baseline Report within sub sector forecasts it does state "The major growth is expected in the Leisure tourism sector with growth of 35.6% or just over 1,000 jobs between 2011 and 2026 in Accommodation and food services employment.

The Economic Study goes on to say:

Looking to the future, there is a clear opportunity to continue to protect the diversity within the local economic base, in terms of its sectoral exposure. Whilst the LEP strategy identifies the key sectors, forecasting suggests that Hambleton can benefit from growth within other sectors.

The key opportunity within these sectors is to target those which have the highest potential for significant employment and Gross Value Added potential for the local economy. The sectors identified include Accommodation and food services (linked to the tourism sector within Hambleton).

There is other quality accommodation in the area and whilst we have nothing against competition I suspect the marketing budget available to the company developing this scheme would far outweigh that of the competition. Some of our current accommodation providers are diversifying to provide lodge accommodation in order to remain competitive in a changing market place. They do include a review of the local accommodation, which includes at least 13 other businesses within 10 miles.

Some questions arise:

1. Will the facilities (café or restaurant) be open to the general public or just residents of the lodges?
2. Will they be providing food in the lodges in the form of welcome packs etc? This could allow us to take advantage of some of the links that could be made with local suppliers.
3. What other facilities might be brought on stream in the future which could have a negative impact on the local area such as shops?
4. Have they thought of any environmental measures to offset the impact of more cars in the area on roads in this rural area?

- 4.9 The Ramblers - Footpath No.1 crosses the site from the stile at the boundary of the SINC to where a former field boundary meets the lane from Carr lane to Brown Moor (U1704). The farmer has recently maintained a usable line for this cross field path, for which we thank him.

Near the T-Junction on this Lane, near Brown Moor, there is the start of a network of paths to Stillington and Sheriff Hutton. Footpath No.2 starts from the Carr Lane end of this Lane and provides 2 walking routes to the Village avoiding Carr Lane (U1705).

It is stated that people using the Site could walk over the common to an existing bus stop, however the bus operator may be able to provide an additional bus stop nearer the lane end.

As such we believe that should this development be permitted in whole or part a green pathway from the present eastern start of FP.1 as far as the T-Junction with Carr Lane should be conditioned with any passing place being positioned on the south side of the lane. Such a pathway would open up the possibility of using FP.2 and hence provide circular walks to the village.

We note it is proposed to replace the present stile where FP.1 enters the SINC with a new stile. In view of the Disability Discrimination Act we suggest a gate should be provided instead of a stile at this point.

- 4.10 North Yorkshire Police - makes suggestions regarding crime prevention and recommends a condition requiring the submission of further details to address these points.
- 4.11 Network Rail - no observations
- 4.12 Historic England - no comments
- 4.13 Natural England - Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes. If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application. This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature.
- 4.14 NYCC Countryside Service - there is potential for indirect impacts during both the construction phase and on-going impacts once the holiday park is in operation. Indirect effects may for example include: hydrological impacts e.g. de-watering of SINC wetland habitats (the development plans include the construction of a new lake) with possible adverse effects on species such as newts; disturbance effects from increased noise and lighting which may affect the survival and breeding success of species using the SINC and other adjacent habitats e.g. species such as bats using the hedgerow/mature trees along the northern boundary of the development site; impacts to road verge vegetation (e.g. orchids) from increased traffic/highway improvements associated with the development; the risk of introducing invasive non-native species or other inappropriate species e.g. fish to newt ponds, garden plants etc.
- 4.15 Yorkshire Wildlife Trust - have some serious concerns that the application as it stands lacks a sufficient level of ecological information to demonstrate that the development will not result in a decline in biodiversity on the site or in the surrounding area, or on protected species found in the area. We recommend that before planning permission is granted the developer must ensure that there will be no adverse impacts on the adjacent Sutton-on-the-forest SINC.
- 4.16 Welcome to Yorkshire - our understanding is that the holiday lodges will be for holiday occupancy only and that owners will be encouraged to let the accommodation to potential visitors to the area. This is key as we are very keen to have additional high end accommodation for prospective visitors, particularly in prime geographic locations such as this development proposal. The location of the site will provide an excellent touring base, giving easy access to York, the North York Moors and Yorkshire Dales National Parks and the heritage coastline.

Given that the location is perfect for visitors, our next requirement is accommodation which appeals to high end, high spending visitors. The lodges are to be bespoke,

comprising natural and contemporary materials and fitted out using luxury fittings and furniture and therefore completely meeting the needs of the visitors we target.

Direct job creation at 44 is considerable and when added to the 86 temporary construction jobs is a great boost to the rural economy. The economic boost of direct and indirect spending from visitors at places to eat and drink and visit for days out is also very compelling.

Welcome to Yorkshire depends on very high quality tourism projects to cater for the needs of the visitors we target. We need to demonstrate that Yorkshire is able to meet the needs of its visitors and it is for this reason that we have given our full support to this very exciting proposal.

- 4.17 Site notice/press advert/local residents - a significant number of objections have been received from residents of the village and the surrounding area and from others who are visitors to the area. Almost 250 objections have been received from the local community, raising concerns regarding the following matters:

Sustainability

- A bistro, a shop and a spa thus creating a separate estate outside of the village
- Local amenities and facilities could not absorb this excessive increase in population
- Would perform like a housing development in terms of traffic generation, drainage requirements, impact on the landscape and social cohesion of the village. It just would not provide any affordable housing, children for the local primary school, residents participating in village community life or help to sustain local facilities. It would deliver none of the advantages which well designed new housing could deliver to the village
- The number of lodges is excessive for a country village

Visual impact on landscape

- Design does not fit with village
- Design of buildings inappropriate especially clubhouse
- this development will be a carbuncle on the side of a very pretty village
- Village would be swamped and lose its character
- The site is currently a flat featureless field
- With the exception of the Moorend local nature reserve there is little or no tree coverage and the hedgerows are broken and sparse. There is little or no intervening vegetation between the proposed development and those local houses which are noted in the landscape assessment as overlooking the site. Indeed many other houses would be able to overlook the site from Carr Lane and the end of The Gowans than is indicated in the landscape assessment
- In such a flat unscreened landscape the magnitude of change resulting from the introduction of 46, mainly two storey houses could not in any stretch of the imagination be as negligible as implied in the landscape impact report.
- Creation of an artificial hill from the excavated material from the pond would be an incongruous intrusion into such a sensitive landscape, though of a lesser extent than the house building, spa and bistro construction
- It would take 20 years for adequate screening to grow to an effective size

Impact on residential amenity

- Noise nuisance
- Affect the view
- The village supports and is recognised as a low light level area. Any proposed lighting scheme for this development will inevitably be intrusive
- Principle of development on greenfield land

- Unsustainable; no nearby attractions
- Viability of scheme questioned
- No benefit to village; negative impact - competition with existing businesses
- No need due to existing provision in locality
- Change character of village

Traffic and access

- increased amount of traffic in the locality
- danger to pedestrians
- This is a narrow single track country lane, but not a quiet backwater as depicted. It forms part of a rat run from the A64 via Flaxton and Sheriff Hutton to the York Road and thence to Clifton Moor
- The junction of Well Lane and Carr Lane is dangerous, particularly for vehicles turning towards the village, as it is necessary to pull out into Carr Lane to get an unobstructed view in the York direction
- Given the poor condition of local roads, particularly at the edges, and the amount and speed of traffic, this is not a safe area for family cycling
- Although the developer clearly states their intention to integrate with the local community, no footway is being required along Green Lane to meet the requirement for pedestrian safety and convenience

Drainage

- Additional properties into a near capacity system is not appropriate
- A day of moderate to heavy rain results in very soggy ground conditions and areas of standing water which take several days to drain
- Cleaning and ongoing maintenance of the culvert, pipe and ditch required to ensure that the drainage water from the development flows unhindered into ultimately White Carr Beck.

Economic impact

- Sutton on the Forest is not a tourist village
- Not been demonstrated that this site rather than any other is essential to support tourism
- Larger centres would benefit; no economic benefit to the village
- Goosewood seems to have persistent problems in recruiting staff
- The village has a high proportion of white collar workers, both currently working and retired, and they and their dependants are unlikely to seek employment as cleaners, kitchen staff etc. Permanent staff seem to be sourced from York City or possibly Easingwold and their travel is not by sustainable means
- Nearby Goosewood which has planning permission for 100 holiday homes, but has had to scale this back down to just 34 because of lack of any real demand
- The proposed houses would be self-contained and not part of a larger tourist offer
- any economic benefit would be marginal and more than outweighed by the harm arising from other aspects of the development
- The presence of the spa and bistro is by no means guaranteed. They will be separate business ventures dependent on the proven custom from the lodge occupiers. No planning agreement can force the operation of an uneconomic business
- Rather than benefitting the Rose and Crown in the village the development may even draw custom away

Biodiversity

- The proposed site is adjacent to the Moor End Nature Reserve. This is an important site for breeding Great Crested Newts because the conditions are perfect for them

- There are rare orchids in this area which take 15 years for seeds to develop together with great crested newts which follow the culverts
- Complaints about adjacent agricultural and industrial uses
- Loss of agricultural land on the edge of the village
- Moor End is the only example of Lowland Heath in Hambleton
- The presence of rare Northern Marsh Orchid and other rare plants

Issues have also been raised regarding the loss of property value, the occupancy of the buildings as unrestricted dwellings and the phasing of the development.

- 4.18 Two comments have been received in support of the development, which state it would bring jobs and revenue without disruption to the village and that the development should be properly screened and the road and passing places should be repaired and resurfaced.

5.0 OBSERVATIONS

- 5.1 The issues to be considered include the principle of the proposed development in this rural location and its sustainability; the benefit it would have to local businesses and the community; the impact on the character and appearance of the landscape; the impact on biodiversity; the effect of noise and activity on the surrounding locality include the impact on local residents and local businesses; drainage and highway matters.
- 5.2 There are no heritage assets in the locality that would be affected by the proposed development.

The principle and sustainability of the development

- 5.3 Paragraph 28 of the National Planning Policy Framework (NPPF) encourages support for a prosperous rural economy requiring planning policies to take a positive approach to sustainable new development. It also requires planning policies to support the sustainable growth and expansion of all types of business and enterprise in rural areas; to promote the development and diversification of agricultural and other land based rural business and to support rural tourism that benefits businesses in rural areas, communities and visitors and where it would respect the character of the countryside. This also includes supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.
- 5.4 The Council has strategic objectives (adopted within the Core Strategy) based on the principles of sustainability. Strategic objective number 1 is to ensure that all development is sustainable, in the interests of existing and future population, and number 2 is to reduce the need for travel. These are key to the policy framework.
- 5.5 The Strategic Spatial Policy, adopted to meet the needs of local development sustainably, includes Policy CP1, which underpins the whole Plan. It includes as its main aims, together with community's housing economic and social requirements and protection of the environment, the minimisation of energy consumption and the need to travel.
- 5.6 Policy CP2 is very specific that development should be located to minimise the need to travel, and convenient access should be available to sustainable means of transport.
- 5.7 The Good Practice Guide on Planning for Tourism advises that new sites for tourist accommodation of the kind proposed will generally be more sustainable when

located close to existing settlements and other services as some local services may be accessed by means other than the car.

- 5.8 The site lies outside the Development Limits of Sutton on the Forest. LDF Policy CP4 seeks to direct development to the more sustainable locations within the District and therefore takes a restrictive stance on development outside defined Development Limits. However, the policy allows for six exceptions:
- i It is necessary to meet the needs of farming, forestry, recreation, tourism and other enterprises with an essential requirement to locate in a smaller village or the countryside and will help to support a sustainable rural economy; or
 - ii It is necessary to secure a significant improvement to the environment or the conservation of a feature of acknowledged importance; or
 - iii It would provide affordable housing or community facilities which meet a local need, where that need cannot be met in a settlement within the hierarchy; or
 - iv It would re-use existing buildings without substantial alteration or reconstruction, and would help to support a sustainable rural economy or help to meet a locally identified need for affordable housing; or
 - v It would make provision for renewable energy generation, of a scale and design appropriate to its location; or
 - vi It would support the social and economic regeneration of rural areas.
- 5.9 The proposed holiday lodge site is of substantial size and its inclusion within or adjacent to the development limits would be likely to cause conflict with established land-uses. Furthermore, it seems reasonable to accept that visitors demand a 'countryside location' for this type of development. In certain circumstances, it is reasonable to assume that a site closer to a sustainable settlement could compromise viability if the selling point of the development is the rural location.
- 5.10 Criterion i of Policy CP4 requires the development to meet the needs of tourism. As stated by Welcome to Yorkshire, high quality accommodation attracts high spending visitors.
- 5.11 The proposed provision of a shop within the complex, available for use by those not occupying the site is arguably a community facility that is not available within the village itself and is within walking distance thereby addressing criterion iii of Policy CP4.
- 5.12 It is the intention of the applicant to allow the use of the proposed facilities, including bistro shop and spa, to be open to the local community. The provision of jobs would also benefit the local community, particularly young people, thereby addressing criterion vi of Policy CP4.
- 5.13 The local area offers opportunities for cycling along the road network and walking. The proposed development is considered to be in broad compliance with the requirements of Policy CP1 and has options for travel other than the car acknowledging that travel in rural areas for holiday purposes will commonly be by car it is considered that taking a balanced approach to the LDF policy and the NPPF the proposal accords with objectives of CP2.

Economic Impact

- 5.14 Paragraphs 18 to 22 of the NPPF explain the Government's commitment to securing economic growth in order to create jobs and prosperity and meeting the twin challenges of global competition and of a low carbon future. The Government wants to ensure that the planning system does everything it can to support this objective. Paragraph 28 of the NPPF requires Local Plan policies to support economic growth

in rural areas. There is some doubt expressed by the Council's Business and Support officer that the proposed development would give rise to local economic benefit but would be more likely to provide benefits further afield. For example, visitors may shop before arriving, dine within their lodges and stay within the boundaries of the site for most of their stay and if they do travel beyond the site would visit attractions that are further afield such as York. However, that would appear to be fairly typical for a tourism development and not necessarily specific to this scheme.

- 5.15 It is also suggested that staff may be employed from further afield and therefore not provide any benefits to the local economy as required by the NPPF and Policy CP4, although it is not possible to predict this. There would be a greater reliance on public transport by potential staff that might be within the 16-24 age range and there is minimal public transport provision in the vicinity, particularly at unsocial hours. The applicant has suggested the operation of a mini bus service, which could be secured by means of Travel Plan, which would assist in facilitating access for local workers.
- 5.16 The need for this particular type of development has been assessed within the submitted Tourism and Economic Impact Report. The aim would be to “develop green, high-quality tourism with a unique, locally-distinctive offer” as identified within the Strategic Economic Plan for North Yorkshire (produced by the York, North Yorkshire & East Riding Local Enterprise Partnership in March 2014).
- 5.17 The site is located approximately 1km from the centre of Sutton on the Forest and approximately 7km south east of Easingwold, which offers a range of shops, services, attractions and public transport services. Some benefit would arise to local businesses such as the village pub, Sutton Park and businesses within Easingwold and therefore the development is likely to result in some benefits within the immediate locality. One of the attractions of rural tourism developments is the remote location, and they are therefore often sited in areas with limited public transport facilities. There is currently a bus service between Easingwold and York, passing close by the application site, which provides an alternative option to the private car. There is no doubt that the proximity to York would be one of the attractions for the location but there are also attractions in the immediate vicinity such as Sutton Park; specialist retailers and local restaurants such as the Rose and Crown Public House in the Main Street and Pampas on York Road. The wider area offers further tourism opportunities including the attractions of the Howardian Hills AONB and the North York Moors National Park, including Castle Howard and Nunnington Hall.
- 5.18 Facilities are proposed to be provided on site and, in this case, there is a balance to be made between providing a sustainable development with on-site provision to prevent visitors driving away from the site every day and also to encourage visitors to leave the site and spend money in the local community and wider area. Whichever option visitors choose would result in economic benefits, in compliance with aim of the NPPF to build a strong competitive economy.
- 5.19 The applicant's agent address the points made by the Council's Business and Community Officer by confirming that the on-site facilities would be available for use by the general public and the operation of the business would ensure procurement links with local suppliers. The forecasts produced, which estimate the likely number of jobs created, is based on the Government's forecasting model; the proposed development is intended to create additional business rather than encroaching on existing market share.
- 5.20 It is suggested that this information demonstrates the contribution towards sustaining the social and economic needs of the local rural community and that of the wider

area and is therefore in accordance with the NPPF and is considered to be exceptional to meet the terms of the LDF Policies CP1, CP2 and the criteria of CP4.

- 5.21 The agricultural land within the application site boundary has been classified as grade 3a, which is good quality land and is therefore the best and most versatile (BMV) category. A detailed search for alternative, lower quality alternative sites has not been undertaken; this is because most of the land within the locality is classified as grade 3 but is not broken down into sub categories and any further investigation would be extremely costly requiring a soil scientist to undertake detailed survey work of a wide area. However, from high-level data that does not distinguish between grades 3a and 3b it would appear that land below grade 3 is not available locally. If it is accepted that the development is appropriate to the locality, in the vicinity of Sutton on the Forest, then it is likely that good quality land would need to be developed. Appropriate weight needs to be given to the loss of the BMV, balanced against the benefits of the scheme; in this case the economic, social and environmental benefits of the proposed development.

Social and community

- 5.22 The perceived benefits include the provision of community facilities including a shop and an upgraded footpath link from the village to the application site. It is also stated that the proposed development could lead to improvements to the SINC, as a result of the introduction of a management plan, which is discussed later within this report.
- 5.23 Concerns have been raised about the proposed development affecting the amenity of local residents and countryside users due to the traffic, activity and noise associated with the proposals. The development is over 50m distant from the nearest neighbouring dwelling to the west and more than 200m from the edge of the village Development Limits. The proposed access is sited further from neighbouring dwellings. It is not considered that the distances involved would lead to an unacceptable degree of noise and disturbance from the site and would not be contrary to LDF Policy DP1.

Landscape and Visual Impact

- 5.24 Policy DP30 (Protecting the character and appearance of the countryside) of the Development Policies DPD states that "the openness, intrinsic character and quality of the District's landscape will be respected and where possible enhanced...Throughout the District, the design and location of new development should take account of landscape character and its surroundings, and not have a detrimental effect on the immediate environment and on any important long distance views. The design of buildings, and the acceptability of development, will need to take full account of the nature and distinctive qualities of the local landscape... Where possible opportunities should be taken to add appropriate character and distinctiveness through the contribution of new landscape features..."
- 5.25 The site is currently open farmland, most recently grazed by sheep. The site is open in nature and not of a high standard with landscape features including hedgerows, some trees and a pond adjacent to the northern boundary. The site is not prominent from the road due to the well-established landscaping along the roadside but is visible from stretches of Green Lane and from properties on the eastern edge of the village. The site does not lie within an area of special landscape designation.
- 5.26 A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application, confirming that the site would be visible from close locations such as the public right of way and with transitional views along Green Lane. The impact from

further afield would be less with glimpses of the site from the surrounding roads at long range, viewed against a backdrop of the adjacent woodland.

- 5.27 The proposed development requires the provision of a landscaped setting. Other than the existing woodland to the west, which is not directly adjacent, landscaping would have to be provided to add to the setting and supplement existing features. This clearly would take a period of time to become established and effective and the built structures would be visible for a number of years. In order to address this it is proposed to undertake the development in phases and plant the landscaping at an early stage so that it becomes established as the later parts of the development progress.
- 5.28 The proposed landscaping provides an opportunity to improve the appearance of the application site with the introduction of a significant number of new landscape features including trees, a pond and meadows.
- 5.29 The individual units are simple timber clad cabin types that are appropriate to holiday use in a rural area. It would not be appropriate for them to be designed to reflect the character and materials of existing buildings within the village otherwise it would look like a separate settlement rather than as a site for holiday lodges. The proposed lodges are set around open water features and extensive natural planting is proposed. The two storey units proposed have potential to be more imposing, and care is needed in their siting. In this instance they are located away from the northern boundary, closest to the village, where single storey lodges are proposed instead and set at a lower ground level. Due to the muted, natural materials proposed, the upper parts that would remain in view prior to the maturity of the proposed tree planting would blend with the natural surroundings.

Biodiversity

- 5.30 Paragraph 118 of the NPPF requires Local Planning Authorities to aim to conserve and enhance biodiversity by applying principles, which include the following:
- If significant harm resulting from a development cannot be avoided then planning permission should be refused
 - Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats
- 5.31 LDF Policy DP31 requires locally important sites (such as SINCs) to be protected and enhanced as appropriate to their local importance.
- 5.32 A Preliminary Ecological Appraisal was submitted with the planning application and an assessment of that document was undertaken on behalf of the Council by RDF Ecology. The assessment was critical of the initial appraisal in respect of its survey methodology and validity of data. It concluded that the Local Planning Authority was unable to make a reliable judgement on the potential impacts of the development on protected species and habitats.
- 5.33 A further Ecological Assessment has now been undertaken on behalf of the applicant concluding that mitigation and compensatory measures can be incorporated into the development to minimise its impact on protected species (including great crested newts) and habitats. This report has also been assessed by RDF Ecology. This assessment concludes that the methodology and data are much more reliable and that mitigation and compensatory measures could be implemented. It also concludes that the proposed landscape scheme for the development has the potential to provide important areas of valuable habitat for feeding and commuting bats, if designed and implemented correctly in conjunction with an appropriate low level lighting scheme.

The proposed landscape scheme for the development has the potential to provide important areas of valuable habitat for breeding and feeding birds, if appropriately designed.

- 5.34 An hydrological report has been submitted and assessed by Arcus on behalf of the Council. The assessment agrees with the conclusion within the report that concludes that “there is unlikely to be any direct groundwater flow between the proposed development site and the SINC” but recommends a condition requiring the submission of a hydrological management strategy to ensure that this remains in place.
- 5.35 To conclude therefore, it is possible that appropriate mitigation and compensatory measures could be achieved to minimise the harm to the SINC and the protected species in the locality. Indeed the proposed landscaping measures could improve the locality by the creation of habitats within a currently grazed field, which has a lower value for biodiversity. In the absence of a hydrology assessment however, it cannot be determined what harm could be done to the SINC and in particular to the great crested newt populations should the development result in a drop in water levels.
- 5.36 A licence would be required from Natural England to relocate great crested newts from the application site prior to work commencing and any mitigation and compensatory measures undertaken in accordance with that licence. A separate hydrology assessment may also be required as part of the great crested newt licence.
- 5.37 It is considered that the proposed development would be in accordance with LDF Policy DP31 and also to Policy CP4, which requires in all cases that development should not conflict with the environmental protection and nature conservation policies of the LDF and should provide any necessary mitigating or compensatory measures to address harmful implications.

Drainage

- 5.38 Details have been received that propose to drain the foul sewage into the main sewer on Carr Lane. Yorkshire Water has confirmed that if an existing drainage system is not capable of accepting additional foul sewage it is an operational requirement that needs to be addressed. In any event, in this case the additional number of units is considered to be small scale and the introduction of a pumping station to limit the rate to 3 litres per second results in a marginal increase in the overall system and would be acceptable.
- 5.39 The Parish Council is concerned about the different types of foul drainage relating to the domestic use of the lodges and the commercial use of the bistro and spa. Yorkshire Water has been asked to comment specifically on this matter and further information received will be reported at the meeting.
- 5.40 Surface water is proposed to be drained into the central pond created within the site. Yorkshire Water recommends a condition to establish a satisfactory outfall for this discharge. The Foss IDB also recommends conditions for this reason as the site is within an area where drainage problems exist and therefore discharge should be managed to reflect existing surface water flows.
- 5.41 The site lies within Flood Zone 1, which is the area with the lowest probability of flooding.

Highways

- 5.42 There is significant concern regarding the use of the local roads in the area to serve the proposed development. Green Lane onto which the site would access is a narrow single track road. Any widening of the road, which is not proposed, would give rise to other issues such as the impact of the alterations on the rural appearance of the locality. The road has good forward visibility and it is suggested that any widening of it would possibly increase vehicle speeds thereby making it less safe.
- 5.43 A traffic count was undertaken by local residents counting a total of 611 traffic movements within a 12 hour period, with the peak hour of between 1700 - 1800 hours producing 80 movements. The peak hour for the proposed development is anticipated as between 1300 -1400 on a weekend, producing 11 vehicle trips.
- 5.44 The Highway Authority has no objections to the proposed development and the proposed access onto Green Lane. The predicted peak hour traffic generation is less than 11 two way trips (one vehicle every 6 minutes), which is not a significant traffic generator.
- 5.45 It is proposed to divert and upgrade the public right of way connecting the site and Carr Lane, adjacent to the Nature Reserve. The North Yorkshire County Council's Footpaths Officer has no objections and would agree to the provision of reinforced membrane matting and new gates and fencing.

Community Engagement

- 5.46 Public consultation should be a genuinely meaningful exercise and must be guided by the Council's Statement of Community Involvement (SCI) and paragraph 66 of the NPPF.
- 5.47 Paragraph 66 of the NPPF sets an expectation that developers should work closely with those affected by their proposals to evolve designs that take account of the views of the community. This is reflected in the Council's SCI, which requires that communities are offered genuine choice and a real opportunity to influence proposals in consultation exercises. The NPPF states that proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
- 5.48 The response to the consultation exercise is considered modest with an 11% turnout of those invited to a public exhibition and it would appear that the majority of those who commented are opposed to the proposals. The major concerns appear to relate to drainage, increased traffic and the impact on the existing SINC, all of which are addressed above.

Other issues

- 5.49 The loss of a view or ability to see the properties from an existing dwelling is not a planning matter. There is a suggestion that the buildings would be occupied as unrestricted housing rather than as holiday accommodation but the proposal as set out above seeks to provide holiday homes and not dwellings for permanent residential occupation. New homes in this location would be contrary to the LDF Policies and those of the NPPF and this matter could be addressed by the imposition of a planning condition.

6.0 RECOMMENDATION

- 6.1 Subject to any outstanding consultations the application is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. Prior to development commencing, details and samples of the materials to be used in the construction of the external surfaces of the development shall be made available on the application site for inspection and the Local Planning Authority shall be advised that the materials are on site and the materials shall be approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
3. No part of the development shall be used after the end of the first planting and seeding seasons following the first occupation or completion of the buildings whichever is the sooner, unless the landscaping scheme shown on the landscaping plan received by Hambleton District Council on 2 March 2015 has been carried out. Any trees or plants which within a period of 5 years of planting die, are removed or become seriously damaged or diseased, shall be replaced with others of similar size and species.
4. There shall be no external illumination within the application site without details having first been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented and retained.
5. The mitigation and compensation measures shall be undertaken in accordance with recommendations of the Naturally Wild Ecological Assessment dated June 2015.
6. Prior to the commencement of the development a hydrological management strategy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented and retained.
7. No development shall commence until a scheme for the delivery of an upgraded footpath link along the route of the existing public right of way has been submitted to and approved in writing by the Local Planning Authority. No more than 10 lodges shall be occupied until the approved scheme (subject to any temporary provisions) has been implemented in accordance with the approved details and thereafter retained.
8. The development must comply with the following requirements: (i) the lodges are occupied for the holiday purposes only; (ii) the lodges shall not be occupied as a person's sole, or main place of residence; (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges on the site, and of their main home addresses. The owner/operator shall advise the Local Planning Authority of the name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.
9. No more than 10 holiday lodges shall be occupied until the associated clubhouse building as shown on drawing refs: SH45B and SK09C has been constructed, is fully functioning and available for use for the benefit of people staying on the site and residing in the locality.
10. Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of: (i) Staff shuttle bus service ; (ii) Travel awareness; (iii) Baseline Data; (iv) Travel information; (v) Personal Journey Plans; (vi) Car Sharing Group; and (vii) Cycle User Group. The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the

Travel Plan. The holiday lodges shall not be occupied at any time when the approved Travel Plan is not being implemented or operated in accordance with the approved details.

11. No development shall be commenced until an assessment of the risks posed by contamination, carried out in line with the Environment Agency's Model Procedures for the Management of Land Contamination CLR11, has been submitted to and approved by the Local Planning Authority. A scheme for the remediation of any contamination shall be submitted and approved by the Local Planning Authority before any development occurs. The development shall not be occupied until the approved remediation scheme has been implemented and a verification report detailing all works carried out has been submitted to and approved in writing by the Local Planning Authority.
12. Prior to development commencing detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in relation to the proposed ground and finished floor levels for the development. The levels shall relate to a fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form.
13. The site shall be developed with separate systems of drainage for foul and surface water on and off site. If sewage (foul water) pumping is required, the peak pumped foul water discharge must not exceed three litres per second.
14. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water, other than the public sewer, have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
15. Prior to the development commencing, a detailed scheme to incorporate energy efficiency and/or renewable energy measures within the design-build which meet 10 percent of the buildings energy demand shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented and retained in accordance with the approved details.
16. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 - a. The details of the access shall have been approved in writing by the Local Planning Authority;
 - c. The existing access shall be improved by construction in accordance with the approved details and Standard Detail number A1;
 - e. Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing highway.All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
17. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 160metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

18. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or buildings or other works until: (i) The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority: a. The provision of a passing place on Green Lane; (ii) A programme for the completion of the proposed works has been submitted to and approved writing by the Local Planning Authority.
19. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under the above condition: a. The provision of a passing place on Green Lane.
20. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or buildings or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority: a. vehicular and pedestrian access; b. vehicular parking; c. vehicular turning arrangements. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the submitted details. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
21. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.
22. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of: a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; b. on-site materials storage area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
23. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings numbered R004 S01A, SK09C, SK10A, SK12A, SK15C, SK16C, 691_400_P, 691_100A, SK45B received by Hambleton District Council on 4 December 2014, 2 March 2015 and 8 June 2015 unless otherwise approved in writing by the Local Planning Authority.

The reasons for the above conditions are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
3. In order to soften the visual appearance of the development, assimilate it into the rural landscape and provide any appropriate screening to adjoining properties in accordance with LDF Policies CP16 and DP33.
4. In order to protect the character and appearance of the rural landscape in accordance with LDF Policies CP16 and DP30.
5. To minimise the risk and disturbance to the Site of Importance for Nature Conservation in accordance with LDF Policies CP16 and DP31.
6. To ensure all ponds retain good hydraulic continuity with the groundwater system and to minimise the risk and disturbance to the Site of Importance for Nature Conservation in accordance with LDF Policies CP16 and DP31.
7. In order to improve accessibility to the site and increase opportunities for sustainable movement to and from the site in accordance with CP1, CP2, DP3 and DP4.
8. To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation and can thereby contribute to the economy without undue demands on local schools, social and health services etc, and in accordance with the Spatial Principles and Policy CP4 of the adopted Hambleton Local Development Framework.
9. The clubhouse building enhances the site's overall sustainability and helps to justify an exceptional case in terms of Policy CP4 of the Hambleton Local Development Framework.
10. In accordance with policies CP1, CP2 and DP4 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
11. In order to take proper account of the risks to the health and safety of the local population, builders and the environment and address these risks and in accordance with the Hambleton Local Development Framework CP21.
12. To protect the amenity of the neighbouring residents and to ensure that the development is appropriate to the character and appearance of its surroundings in accordance with Policies CP1, DP1, CP17 and DP32 of the Hambleton Local Development Framework.
13. In the interest of satisfactory and sustainable drainage in accordance with LDF Policies CP21 and DP43.
14. To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading in accordance with LDF Policies CP21 and DP43.

15. In order to minimise energy demand, improve energy efficiency and promote energy generated from renewable resources in accordance with policy DP34 of the Hambleton Local Development Framework.
16. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience in accordance with LDF Policies CP2 and DP4.
17. In accordance with LDF Policies CP2 and DP4 and in the interests of road safety.
18. To ensure that the details are satisfactory in the interests of the safety and convenience of highway users in accordance with LDF Policies CP2 and DP4.
19. In the interests of the safety and convenience of highway users in accordance with LDF policies CP2 and DP4.
20. To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development in accordance with LDF Policies CP2 and DP4.
21. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety in accordance with LDF Policies CP2 and DP4.
22. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area in accordance with LDF Policies CP2 and DP4.
23. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies.