

# DESIGN STATEMENT

to support a Planning Application

for

a change of use of 5 seasonal circus plots to 4 holiday  
static caravan plots

at

Peel Hill Farm. Preston New Road. Blackpool.  
FY4 5JP.

Jan 2021

## **Introduction and background**

In 2019 Planning Permission was granted for change of use of 63 holiday touring caravan plots to 33 holiday static caravan plots – application 19/0433.

This current proposal, for a change of use of the existing 5 seasonal circus plots to 4 holiday static caravan plots, is driven by current demand. The applicant has seen the demand for the circus plots collapse during the Coronavirus Pandemic and believes the demand in the future is bleak. It is therefore proposed these 5 plots be changed to 4 holiday static caravan plots.

## **The Principle of the proposed application**

The application site has use for 'all year round' holiday use. The proposal to change 5 seasonal circus plots to 4 holiday static caravan plots will not change the approved 'duration of use' and will not intensify the site.

## **The Design and Layout of the proposed application**

The proposed site layout shows the position, spacing and associated car parking spaces. The vehicular access ways within the site are existing; these all self-drain into the adjacent ground.

There is existing established, substantial tree and shrub planting to the perimeter of the site which will be unaffected and retained.

The foul drainage from the static units will be connected to the existing septic tanks on site.

The access to the site is to remain unchanged; it is via the farm yard off the slip road which is accessed from the 'Whitehills' roundabout; the traffic demand to and from the site will be reduced.

## **Summary**

All units are to be retained as holiday use only. The proposal will not be detrimental the surrounding area as the site is extremely well screened. The density of units on the site is broadly the same and hence, the changes to vehicle movements to and from the site, is minimal. The surface water run-off from the site is unchanged.