

DESIGN & ACCESS STATEMENT

On behalf of:

Ms Tamsyn Hutchins

In respect of:

THE SITING OF TWO GLAMPING PODS TO SUPPORT
AN EQUESTRIAN TOURISM ENTERPRISE
AT NEW BARN STUD,
WIDEGATES,
LOOE
PL13 1PZ

March 2021



www.daviesrural.co.uk

Prepared by:

Yvonne Davies BSc (Hons) MRICS

Email: yvonne@daviesrural.co.uk

Tel: 07792 761168

Contents:

- 1.0 Summary
- 2.0 Introduction
- 3.0 Siting, Design and Appearance
- 4.0 National Planning Policy Context
- 5.0 Local Planning Policy Context
- 6.0 Flood Risk
- 7.0 Utilities: Foul Sewerage & Drainage
- 8.0 Land Contamination
- 9.0 Landscaping
- 10.0 Lighting
- 11.0 Noise Impact
- 12.0 Waste Management
- 13.0 Highways
- 14.0 Proposed Conditions
- 15.0 Conclusion

1.0 SUMMARY

- 1.1. This statement has been prepared in reference to the Cornwall Council planning application validation checklist and is believed to provide sufficient evidence to support the required elements of the Local Requirements contained therein.
- 1.2. The application relates to the siting of two glamping pods at New Barn Stud, Widegates, Looe PL13 1PZ for use as holiday accommodation as part of the existing equestrian business on site.
- 1.3. The report has been compiled with reference to various external sources (referenced where applicable) and from direct site knowledge of the author / applicants.
- 1.4. This application has been prepared and submitted by Yvonne Davies who is a rural surveyor and planning consultant with the relevant planning experience and expertise in relation to this type of application.

2.0 DISCLAIMER AND LIMITATIONS

2.1 Davies Rural Property Consultants are a specialist practice of Chartered Surveyors providing architectural and planning consultancy to rural landowners and in relation to properties located across the South West of England.

2.2 Davies Rural Property Consultants have a wide range of experience dealing with rural planning and related matters in behalf of Private Clients. The company is based in the South West of England and has a great deal of experience in dealing with planning and design issues on sites across the region.

2.3 Davies Rural Property Consultants has prepared this report for the sole use of the named client or clients in accordance with our terms and conditions under which all of our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any services provided by us.

2.4 This document and the information have been prepared in good faith for the purposes of seeking the consent described above - Information contained within this report document has been obtained from a variety of sources including statutory record, generally available public information, third party supplied information and through personal correspondence with the applicants.

2.5 Whilst we undertake to avoid the inclusion of erroneous or inaccurate information, any errors or omissions (no matter how minor) should be reported immediately to the author (see front page for contact details). Any apparent errors will be given appropriate consideration and/or revision as may be required. While every effort has been made to ensure accuracy, information obtained from third party sources has not necessarily been independently verified by Davies Rural Property Consultants. Where apparent errors or omissions arise from extrapolated / third-party information, these issues should be taken up with the respective parties, however Davies Rural Property Consultants should be notified and all copied in on any correspondence which may affect the validity or veracity of this application.

2.6 This report and contents thereof (as dated and except where stated) remains copyright Davies Rural Property Consultants. Any unauthorised reproduction or usage by any

person other than the client (as identified above) is strictly prohibited. Without the express written consent for alternative use and reliance upon the information contained within, Davies Rural Property Consultants can accept no responsibility whatsoever for the action of any third party who may in any way shape or form make any reliance on any part of this report.

2.7 This document and other supporting materials prepared by Davies Rural Property Consultants may be passed to other parties in relation to the stated purpose document. The content of this document remains the intellectual property of Davies Rural Property Consultants and may not be copied, relied upon, redistributed or used for any alternative purposes without the express written consent of the company.

3.0 INTRODUCTION & BACKGROUND

3.1 This statement is provided in support of a planning application for the siting of two equestrian glamping pods at New Barn Stud, Widegates, Looe PL13 1PZ. The application site forms part of an equestrian stud and training facility for sport horses in association with the applicants business.

3.2 The site is situated close to the village of Widegates, approximately 5.3 miles to the north of the town of Looe and 4.4 miles to the east of the market town of Liskeard in East Cornwall. The site is currently used as grazing land and is located on the edge of the access track to the main equestrian yard at New Barn Stud.

4.0 SITING, DESIGN & APPEARANCE

- 4.1 New Barn Stud comprises an equestrian yard including an American barn and an adjoining courtyard of stables, a horse walker, manure storage building and an Olympic size sand school arena. The proposal site is situated to the south of the access track to the main yard.
- 4.2 The proposal is for the siting of two glamping pods at the centre of the equestrian property at New Barn Stud. These will be to support the existing business onsite. The applicant is an equestrian three day event rider who has competed for Great Britain at national and international level. As well as breeding and producing young horses for the top level of the sport, she also specialises in training young riders for top competition level. As such, riders often travel considerable distances to train with the applicant. As there is currently no onsite accommodation available at New Barn Stud and market research has shown that those visiting the yard for training would also like to have the opportunity to stay and explore a little of this part of Cornwall, the applicant took the decision to site two glamping pods onsite to allow those training with her to stay onsite to do intensive training over a number of days whilst also being able to relax and explore the area at the same time.
- 4.3 The two proposed glamping pods have been designed with a timber frame and clad externally with insulated timber cladding. The general design concept has been kept in keeping with the existing buildings on the site. This is considered to be in keeping with the agricultural nature of the site.
- 4.4 Pod no. 1 is situated located on the northerly part of the site and faces south east. Pod no. 2 is situated on the southern side of the site and faces in the same direction. The site is bisected by a mature hedge bank. It is bounded to the north and south by pasture land. It is proposed that the existing hedge planting will be retained and enhanced over time as part of the proposal. The high hedge banks around the site and the wider property provide substantial screening to it from all most public vantage points in all directions.
- 4.5 The site is not located within a designated area and is not known to be affected by other statutory or limiting designations.

- 4.6 The two pods will be connected to mains water and electricity. Surface water drainage will be to a soakaway as shown on the attached block and drainage plan. Foul drainage will be to a private sewerage treatment package as shown on the attached block and drainage plan.
- 4.7 The two pods will be fitted with timber pedestrian doors and timber framed windows as shown on the attached elevation drawings.
- 4.8 The design of the building as well as the cladding and roof sheeting is believed will be in-keeping with the agricultural vernacular and owing to siting and will fit comfortably within the landscape context.

5.0 National Planning Policy Context

- 5.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The framework is a key part of the Government's reforms to make the planning system less complex and more accessible.
- 5.2 The NPPF acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications – it's [relevant] content is therefore included to assist the LPA in making a positive and supportive decision in regard to this application.
- 5.3 The NPPF is further supported by 'Planning Practice Guidance' – a guidance system providing advice as to the interpretation and implementation of national policy. Where relevant information from this resource is available – it may also be referred to in this section. Please note that PPG notes are correct at the time of writing but may be amended from time to time.
- 5.4 Core NPPF paragraphs relevant to this application are as follows:
- **Para 14 - The presumption in favour of sustainable development**
 - **Para 17 - Core Planning Principles**
 - **Para 19 - Building a strong, competitive economy**
 - **Para 28 - Supporting a prosperous rural economy**
 - **Para 29 - Promoting sustainable transport**
 - **Para 56 – Requiring Good Design**
 - **Para 84 – Planning Policies and Decisions**
- 5.5 Paragraph 84 of the NPPF also acknowledges 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.' The proposal would support the viability of an existing business and would relate to the expansion of such in location that quite clearly has good accessibility tourism activities.

6.0 Local Planning Policy Context

6.1 The new Cornwall Local Plan was adopted in November 2016.

6.2 The following policies are considered relevant to the proposal and as such are analysed below. For additional information, the full policy text is contained within Appendix 1 of this report.

Policy 1 – Presumption in favour of sustainable development;

Policy 5 Business and Tourism Policy

Policy 12 Design Policy

Policy 21 Best use of land and existing buildings

Policy 23 – Natural Environment

Policy 26 – Flood Risk Management and Coastal Change

Policy 27 – Transport and Accessibility

6.3 Policy 5.3 of the Cornwall Local Plan supports ‘The development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation will be supported where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes. Proposals should provide a well balanced mix of economic, social and environmental benefits.’

7.0 Flood Risk

7.1 We have consulted the Environment Agency's flood risk data and found that the site is not located with a designated flood risk zone. There is no reason to believe that localised flood risk exists within the site, likewise applied surface finishes are of a permeable nature - to ensure swift migration of rain water to the ground – thus preventing flood risk exacerbation on / off site.

7.2 With the above in mind, it is believed that the proposal is unaffected by any flood risk issues.

8.0 Utilities: Drainage

- 9.1 The site has been designed to incorporate a soakaway for surface water drainage and a package sewerage treatment plant. The location of these are shown on the attached block and drainage plan.

10. Land Contamination

10.1 A site inspection has been undertaken by the author. It is confirmed that there are no apparent sources of contamination either observed or reported. However a desktop assessment could also be undertaken if required.

11.0 Landscaping and Biodiversity

- 11.1 Following a walk-over site survey / investigation by the author, there is believed to be no known or discernible detrimental effect of the proposal upon protected species or any environmentally sensitive receptors.
- 11.2 In the interest of minimising landscape impact and risk of impact to biodiversity, particularly to foraging bats and other nocturnal species lighting at the site is to be kept to an absolute minimum no external incandescent lighting proposed – both to ensure a pleasant ‘dark’ environment for human inhabitants - and also in reference to minimising light pollution and general visibility of the unit in the wider area.
- 11.3 Hard landscaping works are proposed to be kept to a minimum.
- 11.4 In the event that it is considered that a standard planting or landscaping condition needs to be applied to a decision notice, a landscaping scheme can agreed in advance of commencement of landscaping works.
- 11.5 Standard condition terms expected:
- 11.6 Please refer to the Preliminary Ecological Survey attached to this application. The ecological survey found that the proposal is not likely to negatively impact on European Protected Species. Due to the likely presence of bats in the area surrounding the site, the ecological survey suggests that a ecological and biodiversity net gain could be achieved by siting bat boxes in the trees surrounding the site and the glamping pods. The attached plan shows the proposed location of the bat boxes. The type of bat boxes is to be used is detailed in the ecological survey report. Please see attached.
- 11.7 It is believed that the proposal sits very well within the site and is of a design / style appropriate to the rural environment.

- 11.8 The proposal is well designed and is constructed to a high standard and as the existing planting – which obscures the visual impact it is felt that further landscaping works are not likely to be required to mitigate visual impact.
- 11.9 The applicant willing to discuss a management plan in addition to the planting proposed. If required, this plan would include a maintenance schedule and specification for hedge works / trimming specification to ensure that the proposed units would remain invisible to the outside world – meanwhile increasing biodiversity and improving the environment around the site.

12.0 Lighting

12.1 There is no new external lighting proposed as part of the scheme.

13.0 Noise Impact

12.1 The two proposed glamping pods will be used for tourist accommodation to house 1-2 people at a time and will therefore have little impact in terms of noise. Whilst the site is within the boundary of the existing equestrian property, it is not within close proximity to any residential buildings or the stables onsite which are the main hub of the site. Therefore, the noise impact to the pods from the surrounding area and from the pods to the adjoining property, will be minimal.

13.0 Waste Management

13.1 The site will generate very little waste owing to the use of the property.

13.2 What little waste that is created shall be sorted and recycled where possible.

14.0 Highways

- 14.1 The site is accessed via an existing entrance and access track leading from the highway. The visibility splays to either side of the access are good and exceed the minimum requirements.
- 14.2 It is anticipated that the siting of the two proposed glamping pods at New Barn Stud will reduce the number of traffic movements as those travelling from further afield to train at the site will be able to stay for a number of days at a time. The extra training time generated for the applicant by this business will mean less visits to the site on a daily and weekly basis as training time slots will be taken up by those staying on the site. It is therefore considered that the proposal will have minimal impact from a highways perspective as it will reduce the number of traffic movements to the site.

15.0 Proposed Planning Conditions

15.1 Aside from 'standard' conditions, planting and landscaping conditions proposed above, the applicant is prepared to accept further landscaping conditions to enable the LPA to reach a swift and positive decision.

15.2 Aside from the above, it is believed that no further conditions shall be required to enable the unit to continue to be used in a sustainable fashion. That said, if the council would wish to propose any additional conditions, the applicants would be prepared to discuss appropriate wording – as necessary.

16.0 Conclusion

- 16.1 It is intended that the two proposed glamping pods proposed to support the existing equestrian business will have a minimal impact on the surrounding landscape. The site is well placed in the heart of the East Cornwall which will allow equestrians visiting the area to explore it and make the most of the tourism activities on offer in their downtime. As well as helping sustain and expand an existing business in the area, it is anticipated that the proposal will not only bring visitors to the area but will also bring business to the local economy.
- 16.2 It is considered that the proposal will not have any negative impact on existing local tourism businesses due to the specialist nature of the proposed equestrian tourism enterprise.
- 16.3 The proposal will reduce the number of transport movements to and from the site as those wishing to train with the applicant will be able to stay onsite and do intensive training over a number of days. This will fill up training slots during this time and therefore reduce traffic movements.
- 16.4 It is believed that the attached application and evidence provided above should enable the Local Planning Authority to reach a positive decision within typical determination periods.