

DESIGN & ACCESS STATEMENT

TO SUPPORT THE DEVELOPMENT OF A
GLAMPING SITE AT

'BEE WILD IN THE BORDERS',
1 HASSINGTON BLUE HOUSES,

KELSO,
TD5 7RA



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1.0 Executive Summary

Proposed are a total of six handmade glamping units for guests along with utilising a proposed parking/turning area and recycling/waste facilities, timber BBQ hut and an existing static caravan to be converted into a facilities building. Each guest unit will have a small area of decking to the front. Also intended are associated footpaths through the site.

The plot is situated just off an unnamed road between the B6364 and the B6461, on the outskirts of Kelso. The proposed glamping site will provide subtle and discreet countryside accommodation for tourists visiting this area's attractions on short breaks and weekend stays. The units will create an exciting new experience for guests when visiting the area.



2.0 Policy

In designing the proposed glamping site, the Scottish Borders LDP (2016) in accordance with the Town and Country Planning (Scotland) Act was referenced, and the following policies were considered. It is believed that the proposal is compliant with each of the following policies:

Scottish Borders LDP (2016)

- **Policy PMD 1: Sustainability**

'...In determining planning applications and preparing development briefs, the Council will have regard to the following sustainability principles which underpin all the Plan's policies and which developers will be expected to incorporate into their developments:

- a) the long-term sustainable use and management of land*
- b) the preservation of air and water quality*
- c) the protection of natural resources, landscapes, habitats, and species*
- d) the protection of built and cultural resources*
- e) the efficient use of energy and resources, particularly non-renewable resources*
- f) the minimisation of waste, including wastewater and encouragement to its sustainable management*
- g) the encouragement of walking, cycling, and public transport in preference to the private car*
- h) the minimisation of light pollution*
- i) the protection of public health and safety*
- j) the support to community services and facilities*
- k) the provision of new jobs and support to the local economy*
- l) the involvement of the local community in the design, management, and improvement of their environment...'*

Point (a) will be achieved by the client managing the long-term use of the currently unused land with regards to sustainability.

Point (b) The glamping site will not hinder the local air and water quality.

Point (c) Landscaping should not be required, due to the natural flat gradient on the site, it will need little groundwork to create suitable footings for each unit.

The units have been positioned a reasonable distance to all site boundaries therefore it is not anticipated that any habitats or species will be affected by this proposal. The design proposes new indigenous shrubbery around each unit, in turn, this would help encourage more species to the area.

The site will be marketed as a 'secret garden' with ample new plants and trees planted to enhance and protect the biodiversity on the site.

Point (f) a total clear-out of the site will be done to ensure no leftover waste from the build stage is left. All cleaning waste will be recycled where possible and safely disposed of otherwise. As previously mentioned, a suitable wastewater management system will be used for the units.



Point (h) low-level lighting will be used along the pathway to the units for visibility, no other lighting will be required. The lights will be sensed to ensure they are only utilised when necessary.

Point (i) all standards with regards to health and safety will be the responsibility of the client with day-to-day use of the site.

Point (k) The site will provide the equivalent of one full-time and one part-time role for the business and local economy. The additional guests to the area will also provide a benefit to the local economy and small local businesses.

- **Policy PMD 2: Quality Standards**

The units are built using sustainable construction methods, materials where appropriate are recyclable so at the end of their life they can be recycled. The units will be fully equipped to provide guests with everything they may require during their stay.

A new private drainage system is being proposed to support the units, for more details and location of this please refer to drawing 211022-01-04.

A recycling point will be put in place to encourage the guests to recycle as much as possible when visiting, this will be located near the existing parking area, please refer to the site plan for the location of bins.

Appropriate new indigenous shrubbery and native indigenous saplings will be planted to minimise the impact and look of the units and to provide screening from each unit, please refer to the site plan for the location of shrubs.

The surrounding boundaries of the site consist of large native trees and hedgerows which provide ample screening from surrounding properties, ensuring there would be no overlooking or loss of residential amenity.

The proposed scale, design and location have been designed to have as little as an impact on the existing site as possible, due to the small number of units and placement on the site.

In terms of safety measures, the units will be locked to help, 'design out crime' aspect of the policy.

There will be no adverse impact on road safety due to the design and the limited number of cars that can be on-site at any given time. An existing entrance has been utilised and will be improved for the purpose of this site. The current position of this access provides good visibility for cars to enter and exit the site safely.

As the area is famous for cycling and walking there are plenty of trails and cycle pathways that can be utilised as alternative methods of transport to the site also.

- **Policy ED8:** Caravan and Camping Sites

'...must be of the highest quality and in keeping with their local environment and should not cause unacceptable environmental impacts...'

The units proposed are of high quality. Their design and material choice, as they are designed with sustainable resources and materials.

'...The Council will protect existing caravan and camping sites where their loss is likely to have a significant and sustained adverse impact on tourism...'

The site is minimal in scale and targets a separate audience to the surrounding sites in the area, due to the design, amenities on-site, and the tranquil nature of the site.

- **Policy EP13:** Trees, Woodlands and Hedgerows

'...Any development that may impact on the woodland resource should:

- a) aim to minimise adverse impacts on the biodiversity value of the woodland resource, including its environmental quality, ecological status and viability; and*
- b) where there is an unavoidable loss of the woodland resource, ensure appropriate replacement planting, where possible, within the area of the Scottish Borders; and*
- c) adhere to any planning agreement sought to enhance the woodland resource...'*

No existing woodland will be affected by this proposal during its construction or during the lifetime of the units. The site is surrounded by mature trees and hedgerows with few in and around the site. All existing trees and hedges are to be retained as part of the proposal, the site will then be enhanced with more natural elements to create a 'secret garden' experience for guests. The aim is to re-wild the site through various new elements.

- **Policy EP10:** Gardens and Landscapes

'...All development should be carefully sited, be of the highest standards of design using appropriate finishing materials and planting and be informed by and respectful of the historic landscape structure. Proposals that will result in an unacceptable adverse impact will be refused...'

The site has been designed to have as little visual impact to and from the site, the units have been positioned on the site to be integrated into the existing features.

Where appropriate hedging and screening has been used to lessen the visual impact of the proposed site. The existing natural screening around the site will allow the units to be concealed from any surrounding possible views. Therefore they will be hidden from any passing roads or footpaths.

- **Policy IS5:** Protection of Access Routes

'...Development that would have an adverse impact upon an access route available to the public will not be permitted unless a suitable diversion or appropriate alternative route, as agreed by the Council, can be provided by the developer...'

The proposal does not affect any existing access routes available to the public.

- **Policy IS7:** Parking Provision and Standards

'...Development proposals should provide for car and cycle parking in accordance with approved standards...'

The proposal will incorporate one parking space per unit, creating a total of 6 new parking bays for guest use.

- **Policy IS10:** Waste Management Facilities

Appropriate waste management area for guests will be available, it will be the responsibility of the client for the upkeep and movement of bins to the roadside for the bin collection dates.

3.0 Site and Surrounding Area

3.1 Location

'Bee wild in the Borders' will be located approximately 5 miles from the popular market town of Kelso in the Scottish Borders area. The area and surroundings are rich in tourist attractions, with many walking/biking opportunities, village shops, pubs and other attractions/activities. The proposals will create a significant economic benefit to the surrounding area and local businesses. With easy road access via the A697 linking Edinburgh to Newcastle Upon Tyne, the site will be accessible from across the country.



Figure 1 – Aerial View showing Location.



Figure 2 – Aerial View to Site

3.2 Proposed Site Information

The plot for the proposed glamping site will occupy approx. 4,370 m² of the applicant's land. The vast majority of the site will be left as open green space. The 6no. guest units will be well spaced apart in distance to give each visitor a good amount of privacy, for social distancing and to control the carry of sound.

The existing unnamed road will be the access route to reach the glamping site area, guests would then use an existing gated entrance, which will be developed to create a safe access track in and out of the site. Visibility and access are good in both directions on the unnamed road.



Figure 3 – View northwest on unnamed access road.



Figure 4 – View southeast on unnamed access road.

Once guests exit off the unnamed road, a proposed short track will lead into the parking and turning area which is suitably sized for accommodating the further 6 cars associated with the site.

Guests will reach the units by foot from the parking area, using footpaths. All tracks will be permeable; formed using compacted stone chippings. Low-level LED lighting bollards will be provided to the tracks for safety when walking at night. Low level is proposed as to minimise effects on local wildlife.

All boundaries to the site will remain untouched. We have proposed appropriate shrubbery indigenous to the area around the units to provide screening to and from the units. Due to the existing mature trees surrounding the site, no neighbouring properties will be in view of the units or from the units. It is therefore not expected that noise from the units will impact any neighbours. The proposed site will be advertised as a tranquil retreat and will not expect to have any party-related groups. In our experience, glamping guests tend to be respectful to others and do not create noise in any case. Please refer to the site plan for the location of shrubbery.

3.3 Justification for Proposed Use

The units will offer contemporary accommodation to visitors which is within a suitable travel distance from Edinburgh, Glasgow, Newcastle Upon Tyne, and Carlisle thus being suitable for weekends and short breaks and further afield across the country. The application site is well located to allow occupiers to enjoy the surrounding tourism assets, which include the vast network of mountain bike trails and walks in and around the area.

The proposed site will be on a tranquil green area surrounded by mature trees to help conceal the development from surrounding views. Glamping installations require minimal groundwork and harmful construction practices. Through the use of ground screws to mount units, concrete may not be required at all. We, therefore, believe units provide an ecologically viable accommodation solution, suited to the area.

The concept of luxury glamping is now gaining popularity throughout the UK, with standards and guests' expectations on the rise. It is intended by the site operator that this site will be amongst the best available in the area. At the moment, there is a presence in the surrounding area offering this kind of pod accommodation however this site will be different as it is minimal in size and scale, offering a more tranquil experience. Therefore, we feel the site would be providing a positive alternative for visitors to the area.

4.0 Use

The units would be rented out on a per-nightly basis. Patrons would likely be couples, families or friends split into multiple units. Party groups will not be permitted by the operator.

The site would be operated as a typical (year-round) holiday let, much like a caravan site, but with much fewer guests, meaning less noise and disruption to neighbouring properties and road users etc. The site will also be marketed as a peaceful and relaxing retreat, which again should mean noise from guests is not a consideration.

There is no intention to use the units for long term lease / permanent residences. Such a small-scale development and the compact footprint of the units would not be suited to this in any case.

5.0 Amount

The table below shows the breakdown of the used area and remaining green space.

Land Usage Item	Area Used	% of Overall Site
Greater Ownership Boundary.	6,083 m ²	100 % (of blue line boundary)
Entire Site Area.	4,370 m ²	100 % (of red line boundary)
Green Space – Proposed Site.	4,370 m ²	100 %
Green Space – After Site Build.	3,755m ²	86 %
Shepherds Hut (4 units).	62 m ²	1.4 %
Yurts	32 m ²	0.7 %
Footpath.	192m ²	4.4 %
Proposed track and parking area.	329m ²	7.5 %

6.0 Layout

From the existing access gate, a small permeable track will be developed to lead guests into a parking/turning area. This will accommodate for one parking bay per unit, holding a total of 6 cars. From here guests will access the units by footpaths. The paths will direct guests to their individual units.

Within the site, 6 accommodation units are proposed, all units will en-suite facilities however an additional existing caravan will be utilised for a facility building to provide further services to guests.

The parking area is situated to the north corner of the site, from here a 5m yurt will be placed in the opposite corner to the west. A second yurt will be placed to the southeast of the parking area. The area around both the yurts will be built up with natural screening to create a 'secret garden' feel to the area. The existing trees on the site already help to create this atmosphere.

On site there are existing allotments that are separated by existing hedgerows. On the opposite side of these hedges, 2 of the shepherds hut will sit along this hedge line to face southwest. Again, shrubbery will be used to provide privacy and to separate each unit from one another, they will be spaced out approximately 6m from one another.

The remaining two shepherds hut will be placed along the southwest boundary of the site, facing north. These areas will be surrounded by proposed trees and shrubbery to shelter the units from other elements of the site.

In the southeast corner of the site, an existing static caravan (currently not in use) will be converted into a facility building for guest use, this will provide the yurts with suitable washing and toilet facilities.

To the center of the site, a small BBQ hut is proposed to provide guests with an enclosed area to enjoy BBQs together.

The units will be connected to a water treatment system which will exhaust into a suitably sized soakaway, this will be situated within the open grass area between the 5m yurt and the parking area, for the specific location please refer to drawing 211022-01-04.

The design implemented for the site has purposely underdeveloped the site, utilising less than 10% of the site area for the units in order to provide both privacy for guests and to minimise impact on neighbouring sites and properties.

7.0 Scale

As previously stated, the site proposes a mixture of yurts and shepherds huts. The four shepherds huts will be supplied by Blackdown Shepherds Huts, for more information on the chosen model, please refer to drawing 211022-01-05.

The yurts will be supplied to the site by Yurts For Life. There will be two different sizes, one being a 16ft yurt and the other being a 14ft yurt. Please see drawing 211022-01-09 for further information. The proposed units provided are small single-story cabins (under 3m tall), so no restriction of neighbouring views will occur. The site boundaries will remain as is, providing ample screening from the surrounding area. Since the units are of timber construction, they tend to blend into the landscape in any case.



Figure 5 – Proposed exterior of Shepherds Huts.



Figure 6 & 7 – Example exterior and interior of proposed Yurts.

8.0 Public Rights of Way

There are no public right of ways in or around the site that would be affected both during and after the construction of the proposed site.

9.0 Landscaping

Some minor levelling will be required to create suitable footings for the units and other structures. The intention is to maintain the natural flat gradient of the site, thus preventing the need for any retaining structures. The units on the finished site will be installed to adjacent ground levels, therefore will be at varying levels relative to each other.

Any broken ground will be re-instated (turfed where required). Suitable shrubbery will be planted around the decks to demarcate the units and provide additional screening.

The site operators are passionate about re-wilding the site and creating a natural environment for both guests and wildlife.

Throughout the site additional planting will be placed to both screen the units and to enhance the biodiversity on the site. Each unit will be strategically made to feel like the only unit there, this will be done through the use of additional planting and natural elements. The aim of the site is to be organic as possible so the units blend into the existing surroundings while maintaining the character of the area.

10.0 Design

10.1 Stage 1 – Access

The unnamed access road is a well-maintained public road. Traffic associated with the pod site will have a negligible impact to the surrounding area with a maximum of 6 vehicles at any one time at the site. The existing access provides open vehicle access for all vehicles. The new proposed access track will lead into a small parking and turning area. This will also provide initial access for the installation of plant and equipment to set up the site.

10.2 Stage 2 - Groundwork

Due to the natural flat gradient running across the site, minor leveling will be required to prepare the unit footings (concrete pads or ground screws). No retaining walls or structure will be required.

Following this, services ducting will be laid for power, water and telecoms as required. Pipework will be run for water and cables for electricity and telecoms will be pulled.

10.3 Stage 3 – Unit Install

The units will be delivered to site and installed by the site operators. The aim in the design is to minimise as much disruption to the site as possible. The design plans to remove a minimal amount of soil from the unit bases. Any new trees and shrubbery planted will match that of the local area as closely as possible and shown on the supporting Site Layout Plan.

10.4 Stage 4 – Roads, Parking & Clean up

As previously stated, a new track is proposed utilising an existing access gate into the site. With the new entrance track leading to the proposed parking and turning area suitable for servicing the additional 6 cars. This can be seen in the site layout plan, drawing 211022-01-02.

Finally, a total clear-out of the site will be done to ensure no leftover waste from the build stage is left. All cleaning waste will be recycled where possible and safely disposed of otherwise.

11.0 Sustainability

The proposal will offer an economic stimulus in the area on the currently unused site.

The units themselves are manufactured and designed to be energy efficient with well-insulated floors and walls/roofs with the use of materials with a low life cycle environmental impact. All glazing will be double glazed units. LED light fittings are installed as standard throughout the huts. Water heating is instantaneous with no stored hot water. Water-saving sanitary fittings and appliances within the huts deliver water efficiency to the site. The minimal surface water run-off from the units will discharge into pebble borders and all paths and parking areas will be of permeable build material.

The Yurts will have a cotton waterproof and fire redundant cover, the windows will be made with clear PVC.

Appropriate implementation of measures to minimise environmental impacts arising from any site works; the site will be constructed with efficient construction methods as stated in Stage 3 above thus reducing any waste and earthworks will result in no removals from site required.

An efficient operational waste management and recycling strategy will be carried out by the operator as required by the Scottish Borders Council. The waste and recycling station bins are located next to the car parking area.

The site operators are passionate about protecting and enhancing the ecology and biodiversity of the site and surrounding area. Wildflower meadows are to be introduced to attract smaller wildlife, meadow grass will also be introduced around the units to help create a more natural environment. Bird boxes, bee boxes, and elements such as 'insect hotels' will also be introduced to the site, again, to attract smaller wildlife and to create a more natural environment.

12.0 - Flood Risk

It has been identified from the SEPA Flood Maps that the sections of the proposed site lies out with any areas of flooding with regards to river flooding and coastal flooding, however, the site does lie within high, medium and low-risk areas of surface water flooding.

1 Shepherds Hut is proposed to sit in a low-risk area for surface water flooding, 2 sit within an area of medium risk of surface water flooding and 1 sits in an area of high risk of surface water flooding. As all huts will sit on a chassis, they will be slightly raised from ground level, which will provide further safety from any potential flooding.

The two yurts are within the high-risk area of surface water flooding, both yurts will be raised slightly by being placed on a wooden decked area, this will create a barrier between the yurt bases and the natural ground.

Each unit will have a gravel border surrounding the base to aid in any rainwater runoff from the unit roofs. All paths are proposed to be of a permeable material to aid in the use of SuDS and to prevent any further flood risk.

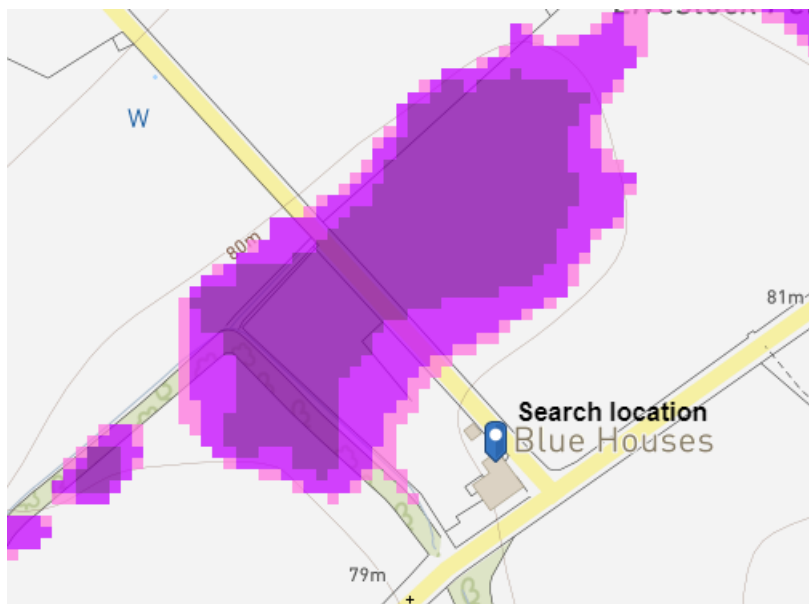


Figure 8 – SEPA flood map of the proposed site.

13.0 Summary

The proposed glamping site will provide a new and exciting accommodation option to the Kelso area. Demand for this type of accommodation is high throughout the country, which has also been shown to be true of other glamping sites within Scotland. This Site will especially look to provide a place of stay for those wishing a more tranquil and quieter stay within the area.

This development will increase footfall for local businesses and through correct marketing, should increase the length of time tourists remains in the area. This will be beneficial for local tourist attractions, restaurants and businesses etc.

The construction of a glamping site in this location can be achieved in less time, with less intrusive construction methods and less environmental impact, than traditional luxury accommodation builds require. This is clearly favourable in an area of countryside rich in natural beauty.

Based on the points discussed above, it is reasonable to suggest that glamping accommodation is warranted in this location, to cater for increasing visitor demand, without sacrificing the area's beauty or ecology.

The applicant intends to use local businesses to carry out the building and groundworks, utilizing local suppliers and local labour.

To conclude, we anticipate the business will create one full-time job and one part-time role. The operator also intends to build on existing relationships they have with other local businesses in the area to offer their goods and services to the guests, including, taxi services, shops and pubs. The operator will be promoting these services within the units along with providing the guests with local knowledge of the many beauty spots to visit.