



Design and Access Statement

Holiday Park Accommodation

@ Woodland Farm, Nr Girvan



March 2022

1.0 Introduction

The existing hotel located at Woodland Bay has thrived over its 12 years in business and the owner is seeking to expand on the existing accommodation provision by providing more self-catering accommodation. As more people stay in the UK for their holidays, providing a more diverse selection of accommodation allows the business to attract a range of customers.

At present, there is a hotel, stables with an outdoor arena and a holiday cottage located at Woodland Bay. There is fully fitted restaurant and bar and the access to the site is direct from the A77.

2.0 Design Brief

This applicant seeks consent for 8 new holiday cabins, to be located to the rear of the existing buildings, along the line of the forest. This will allow Woodland Bay to expand their existing accommodation and provide a private alternative for people who want more self contained, self-catering accommodation. Considering the current COVID pandemic it is important that this option can be offered to customers who may wish to remain separate from other customers. The site already has the infrastructure and facilities for cleaning and maintaining the cabins and the existing restaurant provides an excellent facility for visitors.



Proposed development Site

The "cabins" themselves are structures which will be produced in Scotland will be timber clad, pitched roof cabins. The cabins proposed are of a size and construction where they are classed as double static caravans and have been designed with the intention of being more visually attractive and less disruptive to the landscape than the standard cream coloured static caravan. The idea of the cabins is they would be coloured natural timber to allow them to blend into the landscape and the positioning of the cabins

would follow the contour of the land, minimising the disruption to the landscape and the levels. Additional planting and screening would provide a softened landscape to new access roads.

4.0 Design Proposal

We have assessed options for the proposed layout of the caravans and feel that the forest adjacent to the land of Woodland Bay provides a natural screen/backdrop for the cabins to sit against, with no disruption to the horizon line. The new access road would connect to the existing access road and would run around the existing pond with willow planting to provide a level of screening to the road. There will be post and wire fencing with native hedgerows planted to the front of the cabins, giving them a softer boundary with the farm land without compromise to animal or occupant safety. The planting provides a habitat for wildlife and birds. Dry stone walling would be used to identify key nodes and junctions on the site, keeping all materials as natural as possible.



Proposed Site Plan NTS

The plots layouts have been designed to maximise the view from the cabins. The parking has been located to the rear of each cabin to minimise the visual impact of any cars; this will be further screened by planting to the side of each cabin.



3D Visualisation of the proposed cabins

The cabins will connect to the existing private sustainable drainage system. The original installation is a septic tank with reed bed treatment and soakaway, the capacity of which was oversized to serve any future development.



Proposed Cabins

The farm land at Woodland Bay is leased or used by the stables and the remaining land area will continue to be used as such.

5.0 SAC Policy and Supplementary Guidance

We have assessed the proposals against the following South Ayrshire Council documents and policies:

5.1 SAC LDP Policy: Tourism

The proposal is for self-catering holiday accommodation only.

The proposal is located on a main tourism route from Dumfries and Galloway, with direct access of the A77.

Girvan is currently being promoted as a tourism town, with the local initiative "Go Girvan" being announced recently and the location provides an attractive accommodation option for tourists.

The backdrop of the forest and the material finishes and colours of the cabins provide a level of screening and camouflage to the development. Additional native planting will be introduced to provide a good level of screening whilst maintaining the views.

The cabins are proposed on land close to the existing farm buildings to not isolate them from the existing development.

The position of the cabins are more spread out to reduce the uniformity produced by densely packed units. The spacing will allow the cabins to appear more camouflaged as more of the forest will be visible between.

2 Cabin types will be used reduce to uniform appearance and allow a more interesting "streetscape".



Proposed View from the A77

5.2 SAC LDP Policy: Coast

The development is set back from the coastline, away from the flood plain and on higher ground, allowing for a natural drainage solution.

The map included in the LDP identifies the South Girvan area as "Recreation and Tourism" and the introduction of Holiday cabins to this area as part of an existing hotel and restaurant is suitable development that will allow an existing tourism and leisure business to expand.

6.0 Scottish Planning Policy (SPP)

The main criteria for assessing applications is that noted in the Local Development plan and SG of each local authority however, it is important to note that the overall aims at Scottish Government level are identified in the current SPP document, revised in 2020.

SPP notes that local plan policies should cover a range of issues and the planning system should support economical, environmental and socially sustainable places by enabling development that balances the past and future benefits of a proposal over the longer term. The aim of the Scottish Government is to achieve the right development in the right place, making efficient use of existing capacities of land, buildings and infrastructure. SPP notes that Local Plan policies should cover a range of issues within a special strategy that reflects the development pressures, environmental assets and the economic needs of the area, reflecting the overarching aim of supporting diversification and growth of the rural economy.

As well as the economic benefit, the design and quality of proposals should be assessed considering the six qualities of successful places as a guide.

1. Distinctive,
2. safe and pleasant,
3. welcoming,
4. Adaptable,
5. Resource Efficient and
6. Easy to move around and beyond.

Having reviewed the above document and it's main aims, the proposal is easily justifiable and should be supported. Rural diversification and tourism are key factors in contributing to economic growth locally. The introduction of holiday cabins where the infrastructure to support the function is already present, minimises the environmental impact of the proposal. This is further supported by using cabins produced in Scotland, each of which will use power from PV panels located on the roof. Holiday accommodation in this location has been very successful historically, not just on this site but on the adjacent holiday site, Ardmillan castle.

7.0 Conclusion

The proposal will provide the existing holiday business at Woodland Bay Farm with a more diverse range of accommodation which focuses on blending

with the landscape and the working with the natural contours of the site. The backdrop of the forest will allow the cabins to disappear into the landscape whilst taking advantage of the outlook over the bay towards Arran and Ailsa Craig, providing the perfect selling point for ensuring the continuing success of this growing business. The compliance with policy should allow the application to be supported by SAC.