



THESE PLANS HAVE BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND/OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

INFORMATION NOTED ON THE PLANS OR ACCOMPANYING DOCUMENTS / DETAILS IS NOT EXHAUSTIVE AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED OR IMPLIED.

KEY

- PLANNING APPLICATION BOUNDARY
- EXISTING GRASS FIELDS  
Semi-improved grassland to be retained
- ACCESS TRACK  
Existing and new rural access track to be surfaced with local aggregate
- REINFORCED GRASS  
Reinforced grass surface to motorhome parking bays. Interlocking porous paving system for ground reinforcement installed with grass seed surface (as supplied by www.terram.com or similar approved)
- POST AND WIRE FENCING  
Existing and new post and wire fencing to field boundary
- EXISTING FIELD GATE  
Existing field gates to be retained
- NEW FIELD GATE  
New lockable field gates to match existing
- SURFACE WATER DRAINAGE  
Direction of surface water drainage
- BOGGY PASTURE / POTENTIAL POND  
Area of boggy field with natural depression to potentially feature a small natural wildlife pond with associated planting
- RUSHY PASTURE  
Areas of pasture to be left to grow to create grassland habitats associated with new tree planting
- NEW SMALL NATIVE TREES  
New small native tree planting along dry stone wall to provide nuts, seed, fruit and nectar for invertebrates and foraging birds and to enhance biodiversity. Trees to be Standard size 8-10cm girth, 250-300cm overall height, supported by short timber double stake with adjustable bio-degradable tree tie. Species to include: *Betula ulmi*, *Jacquemontii*, *Plum*, *Stem*, *Crataegus monogyna*, *Malus sylvestris* and *Sorbus aucuparia*.
- EXTERNAL DOWNLIGHTS  
External lighting with PIR timers to allow for selected power time periods. External downlighting to a minimum and to be located on entrances to glamping pods and toilet / shower block. Reduced light output (lumens) to minimum required to serve intended purpose. Narrow beam downlights to avoid light spill and maintain intrinsic darkness.



LANDSCAPE LAYOUT PLAN (SCALE 1:500)

- PROPOSALS
- A. Existing field access track to be retrained and enhanced with local crushed aggregate for an informal appearance
  - B. New field access through existing stone wall with lockable field gate
  - C. New field access track to motor home bays, glamping pods and camping field. Access track to be surfaced with local crushed aggregate for an informal appearance and located close to field boundary
  - D. Glamping pods on hard standing to provide outside seating area
  - E. Motorhome parking bays with reinforced grass surface and space for outdoor seating / eating
  - F. Portable / modular toilet and shower block with sinks for dish washing
  - G. Camping field
  - H. New post and rail fence with field access gate to retain use of fields and access to north. New gate to retain access and allow option for grazing
  - I. Area of boggy field with natural depression to potentially feature a small wildlife pond to enhance biodiversity
  - J. Potential to promote future link with Gisburn Forest through field to west of camping area
  - K. New septic tank to serve toilet block. Shallow dig below ground tank to be approx. 9150ltr
  - L. Timber bike shelter for approx. 10no. guest cycles.

KEY PLAN (NOT TO SCALE)



PRECEDENT IMAGES



Glamping pods (design intent only)



External downlight (design intent only)



**SUSTAINABLE DESIGN & CONSTRUCTION STATEMENT**

**WASTE & RECYCLING**

All units will have access to waste recycling facilities situated at the services block. The containers will be 240 litre wheelie bins with a lid. All guests will be encouraged to recycle waste items where possible.

**CONSTRUCTION**

The pods will be constructed from FSC certified timQber where possible. High quality materials and workmanship will be provided to create units that meet or better current Building Regulations and have a high standard of air-tightness. Local labour will be used where possible.

**ENERGY / WATER**

Renewable energy sources are being considered to support the proposed development. All necessary water supplies, safety, sanitation, and water saving requirements will be incorporated within the scheme.

**BIODIVERSITY**

The proposed soft landscaping scheme will make a positive contribution towards achieving a net gain in biodiversity.

**LIGHTING**

All external luminaries shall exhibit a maximum source intensity below the Institute of Lighting Professional Guidance Note GN01 recommendation of 2,500cd, to reduce the impact on adjacent wildlife. All external lighting shall be automatically switched off at 9pm.

**SEPTIC TANK**

The system will be maintained regularly as per the manufacturer's guidelines, with a maintenance check and emptying undertaken at least once a year. This can be carried out through a service package with a third-party operator.

04	28.04.22	LD	MG	UPDATES TO RED LINE BOUNDARY / TREATMENT TANK
03	28.02.22	SP	MG	SUSTAINABILITY STATEMENT ADDED
02	18.02.22	SP	MG	FENCE IMAGE ADDED, TREATMENT TANK RELOCATED
01	26.01.22	SP	MG	UPDATES TO DRAWING AND NOTES

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Drawing Status

**FOR PLANNING**

Client	Ms Beverly Robinson
Project	Lower Brayshaw
Title	Landcape Layout Plan
Scale	Date
1:500 @ A1	28.04.22
Drawn	Checked
SP	MG
Drawing Number	Revision
3022 100	04