



West Oxfordshire District Council
Woodgreen
Witney
OX28 1NB

Electronic Version
Our Ref: KCC2924
5th May 2023

Dear Sir/Madam

ERECTION OF POOL HOUSE AT CHURCH FARM, SOUTH LEIGH

This covering letter has been prepared in support of the erection of a pool house at Church Farm, South Leigh. The application is a continuation of the diversification of the farm and follows successful applications for a glamping site and swimming pond.

Documents submitted with the application include:

- Location Plan
- Block Plan
- Elevations and Floor Plan of Pool House
- Ecological information

This covering letter provides a brief overview of the site, planning history and proposals, and sets out why the application is policy compliant and will cause no planning harm.

The Site and Proposals

The Council should, by now, be familiar with the site as it has been the subject of several applications including one successful appeal. In brief, Church Farm extends to approximately 24.12 acres (9.76 ha) and forms part of a larger family farm that extends to over 206 acres (83.5 ha). All of the land is farmed under the Church Farm Partnership.

Relevant planning applications that have been given consent at Church Farm are as follows:

- 20/03306/FUL - Change of use of agricultural building to B8 (siting of up to 20 storage containers).
- 21/01628/FUL- siting of 3 glamping waggons (allowed at appeal on the 14th December 2022).
- 21/02106/FUL – construction of pond for ecological enhancement and recreational purposes

To date, the applications have been part of diversifying the farm income and the associated policy support has been accepted by both the Council and Planning Inspectorate. This application seeks to build on the existing permissions and allow a pool house to be sited in close proximity to the existing pond.

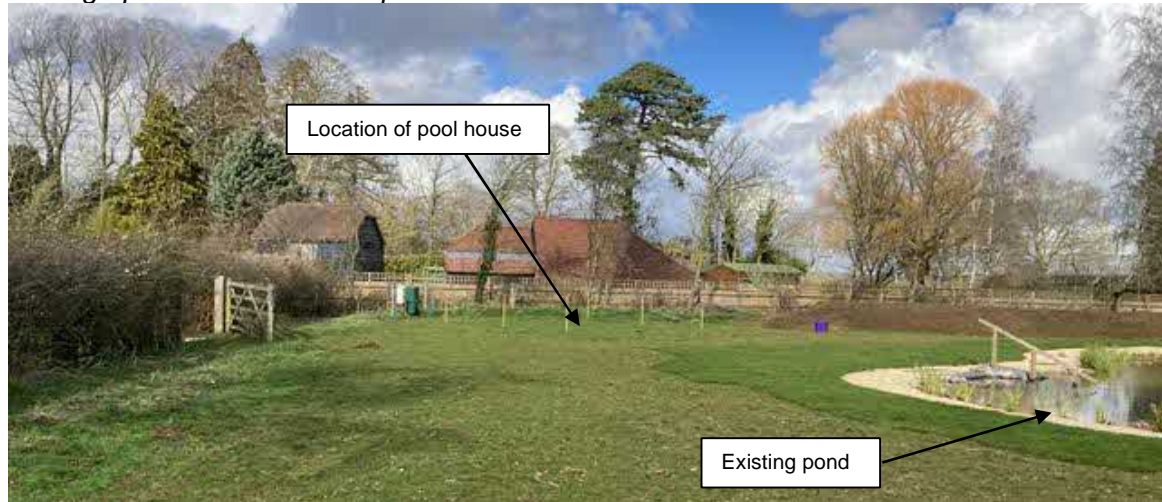
The proposed pool house is to be available for use by guests staying at the site in the permitted glamping waggons. It will offer somewhere to relax in the shade, keep an eye on children playing by the pond and generally enhance the experience of guests when they are staying at the site. It is not intended to provide any additional sleeping accommodation and

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will not result in any intensification in how the site is used. The location of the proposed pool house is marked out by yellow pegs in the photograph below.

Photograph 1: Location of Proposed Pool House



The proposed pool house will measure 6m long by 2.5m wide. A veranda will be attached to the unit and extend outwards by 2.3m. Internally it will benefit from a seating area and a small bathroom. Externally the unit will be clad in green corrugated metal sheeting. Windows and doors will be made from solid oak.

For ease of reference, the proposed pool house is shown below.

Insert 1: Proposed Pool House



The proposed pool house will be located in the north west corner of the land associated with the pond. This land already benefits from a change of use for recreational purposes associated with the glamping huts. However, a condition on the permission limits the number of units to 3, hence this application is being made.

Lighting will be kept to an absolute minimum with a single unit proposed under the canopy of the veranda. Details of the proposed lighting are set out at **Appendix KCC1**. The location under the canopy of the veranda will ensure there is no upward light spill.

In respect of landscaping, the Applicants have recently had the hedge laid along the northern boundary of the wider land parcel. This form of management results in thicker hedges and will screen the site from the neighbouring properties once it grows back up.

All wastewater from the unit will be directed to a Glampsan Flat Tank 500 located underneath the unit. The benefit of this solution is that no physical works are required for its installation. This model has a capacity of 2273 litres which caters for the equivalent of 378 6-litre toilet flushes. The tank will be emptied as and when required with sensors to notify the Applicant

when 344 litres of capacity remain. Details of the proposed drainage are shown at **Appendix KCC2**.

Policy Context

Paragraph 84 of the National Planning Policy framework sets out that:

“Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;**
- b) the development and diversification of agricultural and other land-based rural businesses;**
- c) sustainable rural tourism and leisure developments which respect the character of the countryside;”**

Policy at a local level is set out in the West Oxfordshire Local Plan.

Policy E2 sets out the following of relevance:

“Development proposals which are necessary for agricultural production or which make a positive contribution to farm or country estate diversification will be supported where they:

**are supported by or operate as part of and will continue to add value to a viable core farm/estate business; and
remain compatible and consistent in scale with the farm/estate operation and a countryside location; and
re-use existing buildings where feasible in accordance with Policy E3”**

Policy E4 specifically deals with tourism and sets out the following of relevance:

“In small villages, hamlets and the open countryside, new tourism and visitor facilities may be justified in the following circumstances:

**where there is a functional linkage with a particular countryside attraction; or
the nature of the tourist and visitor facility is such that it could not reasonably be located within or close to Service Centres and Villages; or
to secure the diversification of a farm enterprise or country estate in accordance with Policy E2; or
the proposal will re-use an appropriate building in accordance with Policy E3”**

The South Leigh Neighbourhood Plan does not contain any policies that specifically deal with facilities associated with tourism ventures. However, as found at appeal, the overarching aim of Policy SLD6 is supportive of the development of business in rural areas.

Assessment

The current proposal shares a lot of similarities with the 3 glamping pods that were allowed at appeal. Where relevant, due regard is had to the appeal decision in assessing the proposed pool house.

Based on past assessments of the site, the principle of such development can be supported. Paragraph 84 of the NPPF seeks to support farm diversification schemes which this will be used in connection with. Policy specifically supports leisure developments which is a category of development that this proposal wholly falls into.

Furthermore, at a local level, there is clear support for the principle of such development, and this has previously been accepted by the Council and Planning Inspectorate.

In respect of the approved glamping pods, the matters of particular focus at appeal included:

the effect of the proposed development on the character and appearance of the surrounding area;
the effect of the proposed development on the living conditions of the occupants of neighbouring properties, with particular regard to noise and disturbance;

whether the location of the proposed development is acceptable, with particular regard to the development plan strategy.

Due regard is had to these matters below.

Character and Appearance – In respect of the glamping pods, the planning inspectorate acknowledged that the units would support enjoyment of the countryside and “**the character of the development would not appear out of place in this rural setting.**”

In reaching a supportive conclusion on landscape character, the Inspectorate had due regard to the presence of a footpath together with lighting and landscaping that could both be controlled by condition.

Whilst the location of the proposed pool house is in a neighbouring field to that of the glamping pods, the same conclusions can be reached. In this instance, the pool house would be seen in the context of a recreational pond and with a backdrop of ancillary residential outbuildings. It forms a logical and modest addition to the development already permitted and would not appear out of context with the recreational use of the wider land. The use of green corrugated metal is also appropriate in a rural area.

Lighting will be kept to a minimum and ongoing management of the boundary vegetation will soften the impact of the proposed development from neighbouring properties. The proposal is considered acceptable in this regard.

Impacts on Neighbouring Properties – The proposed pool house will not provide any sleeping accommodation. Its primary purpose is to offer a location to enjoy by the pond, eat lunch and clean off after swimming in the pond. Its use will generally only lend itself to daytime activities with guests expected to base themselves at their units of accommodation in the evening. As stated previously, it will not result in any intensification of the site and will not give rise to any potential impacts on residential amenity that will not already be present as a result of the approved glamping pods.

Any potential visual impacts will be mitigated through the ongoing management of the boundary hedging.

Location of Development – No concerns were previously identified by the Planning Inspectorate in respect of the location of the development. In respect of settlement pattern, this area of land is now characterised by a recreational pond. The approved glamping pods in the neighbouring field, once brought onsite, will reinforce the recreational character that was found to be suitable in this area. The addition of a pool house by the pond and located adjacent to the settlement boundary represent a logical and complementary location for the proposed development.

Other planning considerations – Aside from the key policy requirements, the proposed development will not cause any site-specific harm as explained below:

The proposed development will not result in any additional vehicle movements as it is for use by guests already staying at the site.

Potential ecological impacts of the development have been considered by a qualified ecologist. A Precautionary Working Method has been recommended and can be secured by way of condition.

The site is not at risk of flooding from surface water or rivers.

There is no reason to suspect any contamination at the site.

The proposal will not be visible from the listed farmhouse due to the mature vegetation between the application site and farmhouse.

Suitable foul drainage can be provided in the form of a sealed tank that is emptied when required. Such a solution will not require any invasive ground works.

Conclusion

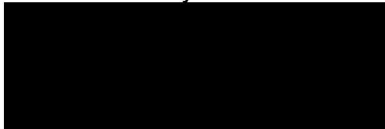
In summary, planning permission is sought for a pool house to be located in close proximity to the existing recreational pond. The proposed pool house will be for use by guests staying at the approved glamping site and offer a sheltered location in which to enjoy the site from.

The proposal is considered acceptable in principle and based on past detailed assessments of similar development in the locality, will not give rise to any planning harms.

We trust that the Council will offer their support for the proposed development.

With kind regards.

Yours Faithfully



Sam Eachus

BSc(Hons) MRICS, MBIAC

Appendix KCC1
Proposed External Lighting

Lighting unit



Bulb specification



CALEX

Rustic Lamp Gold E27 2100k 250 lm
Dimmable Vintage Filament 3.5w LED
Lamp

SKU: 1101001800-425414

SAVE 15 %

£15.93 **£13.54**

| Usually dispatched within 24 hours

Choose Other Colours



Qty - 1 +

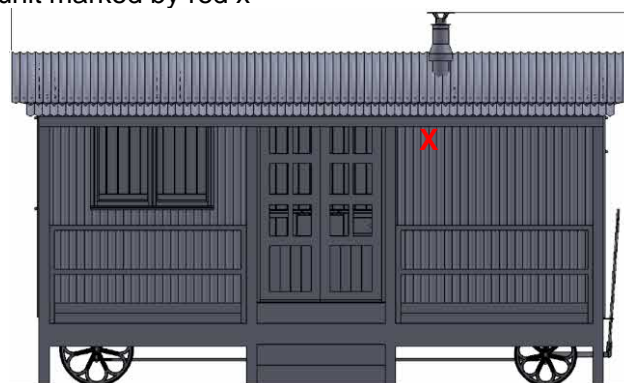
ADD TO BASKET

PRODUCT DESCRIPTION

A new revolution to close the gap with the beloved Goldline series. The same warm glow, an identical warm feeling and completely dimmable. This rustic LED lamp with Edison screw is available in gold finish

- Calex Gold E27 LED Vintage Filament Lamp
- Gold Finish
- 3.5 Watt
- 2100 Kelvin, Warm White
- 250 Lumen
- 4 Filaments
- 15000 hour expected lifespan
- Energy Rating G
- Dimmable
- Diameter 64mm - Height 142mm

Location of lighting unit marked by red x



Appendix KCC2
Proposed Waste Water Drainage



Flat Tank - Above ground, plastic waste tank



Tough,
lightweight,
flexible.

Technical Advantages

- Built in lifting handles and sling points
- Individual, non-removable serial number for traceability
- Non-removable, high contrast instructions and warning signs. In-mould graphic is permanent
- Sloped upper surfaces to drain off rainwater
- Sealed access ports protect against spillage and odour
- Increase volume by linking several tanks together to extend the period between waste pump outs
- Linkable in two directions: side-to-side; nose-to-tail
- Stackable, rust-free, hygienic - flexibility guaranteed

Applications

- Glamping sites
- Log cabins and static caravans
- Shepherd's huts
- "Chemiloo" camping toilet waste

Upgrade Kits

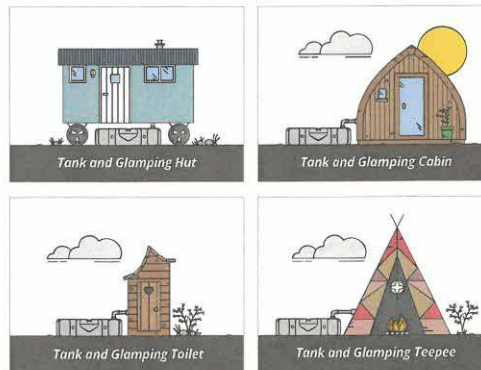
- Expand capacity by linking side-to-side or nose-to-tail
- High waste level alarms (wireless and tank-mounted)
- Elsan™ Tipping Point add-on
- WC-Connector Kit add-on
- Tank Odour Trap and perfumed additives

Why bury your waste collection tank?

The ideal, flexible solution to collect waste from your shepherd's hut, glamping pod, log cabin, campsite and/or static caravan. When ground conditions won't allow you to bury a tank (e.g. due to tree roots, high water table, proximity to a water course, SSSI etc.); when planning permission is not forthcoming or when you don't (yet) want to fix the position of your glamping site, our low profile tanks really fit the bill! Available in 3 sizes: **500, 750 and 1,000 gallons.**



PLEASE NOTE: This image is for size comparison and empty storage purposes only. Tanks are laid down flat for use but may be stored vertically to save space when not



Glampsan,
Merchant's Way, Aldridge,
West Midlands, WS9 8SW,
United Kingdom.

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Website: www.glampsan.com

Flat Tank - Above ground, plastic waste tank

Technical Details*

Flat Tank - the first, and still the best.

Detail	FT-500	FT-750	FT-1000
Volume (Litres / Gallons)	2,273 / 500	3,410 / 750	4,546 / 1,000
Length (mm)	3,000 mm		
Width (mm)	2,100 mm		
Height (mm) - see Note 1	485 mm	690 mm	900 mm
Dry Weight (KG) - ONLY MOVE, LIFT OR STACK WHEN EMPTY	140 KG	180 KG	220 KG
Wet Weight (KG)	2,413 KG	3,590 KG	4,766 KG
Flush capacity [@ 4 litre cistern flush] - see Note 2	567 flushes	854 flushes	1,138 flushes
Flush capacity [@ 6 litre cistern flush] - see Note 2	378 flushes	569 flushes	758 flushes
Shower capacity [@ 40 litres / shower] - see Note 3	57 showers	85 showers	114 showers
Elsan® Cartridge Empties [@ 12 litre chamber] - see Note 4	189 empties	284 empties	379 empties
Elsan® Cartridge Empties [@ 15 litre chamber]	151 empties	227 empties	303 empties
Elsan® Cartridge Empties [@ 21 litre chamber]	108 empties	162 empties	216 empties
High Level Alarm available	For all tanks		
Alarm (when fitted) notification at	1,929 litres	2,904 litres	3,870 litres
Linking Kits available	Side-to-side or nose-to-tail - for all tanks		
Standard Colour	Glossy Black	Further colours on request	
Note 1: Please allow clearance above tank for connecting inlet pipework e.g. 110mm	Further Details:		
Note 2: The average adult uses the toilet up to 8 times per day	2 x Ø 5" / 125mm inlet hatches with screw cap and tether		
Note 3: Average shower duration is 5 to 8 minutes @ 8 litres flow per minute	2 x Ø 12" / 300mm extraction hatches with screw cap and tether		
Note 4: Each user will create 1.5 to 2 litres of toilet waste per day	4 x inbuilt lifting handles and sling guides		
Note 5: British Water's Code of Practice "Flows & Loads v. 4" indicates that glamping / tent site guests will consume 75 litres of water per person, per day.	Deep forklift slots		
	Transportable and stackable when empty - flat or long edges		

***Please note:** tank sizes quoted are subject to a +/-3% variation. We reserve the right to amend the technical specification to improve the product without prior notification. Plastic process and material guarantee: 2 years based on UV8. This guarantee excludes damage due to misuse.

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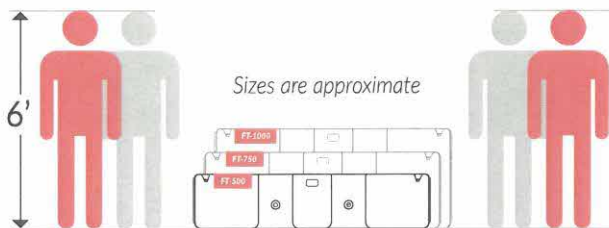
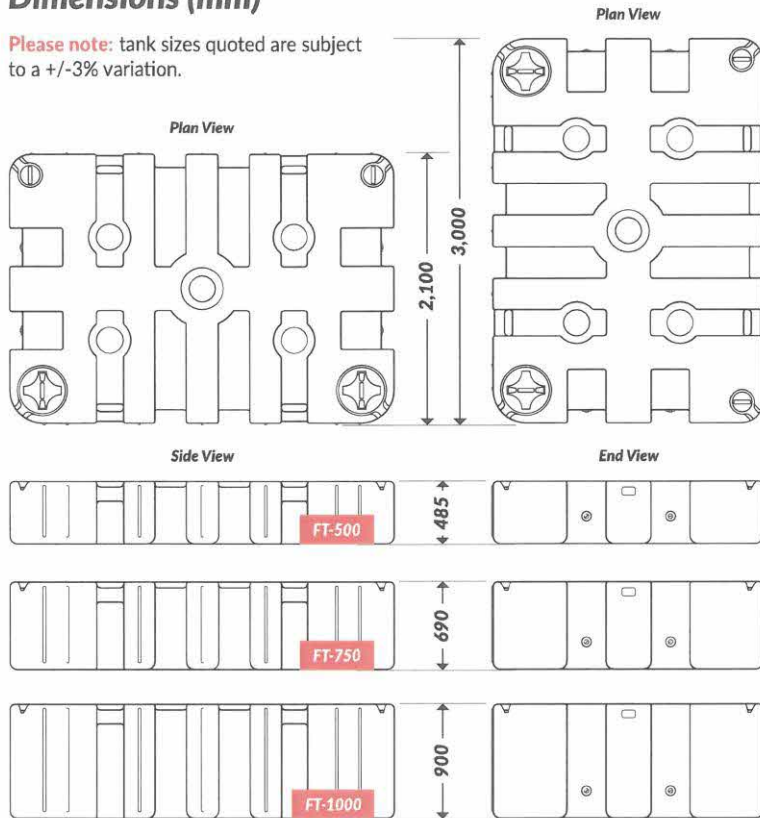
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Flat Tank - Above ground, plastic waste tank

Dimensions (mm)

Please note: tank sizes quoted are subject to a +/-3% variation.



Contact us for more information.

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