

**PROPOSED GLAMPING PODS AT
WILCOCKS FARM CARAVAN SITE, DEANHEAD LANE,
RIVINGTON, BL6 7SJ**

**DESIGN AND ACCESS STATEMENT
INCORPORATING PLANNING STATEMENT**



CONTENTS

	Page
1.0 Introduction	3
2.0 Background	3
3.0 Photographic Survey	4
4.0 Appraising the Context	5
5.0 The Design	6
6.0 Access to the Development	7
7.0 Development Plan and Policies	8
8.0 Conclusion	10

1.0 Introduction

1.1 This statement accompanies a full planning application by D R Wood to change the use of part of an underused grass field and erect two glamping pods adjacent to the existing caravan site ("the Application") at Wilcocks Farm Caravan Site, Deanhead Lane, Rivington, BL6 7SJ (the Site"). The Application is made on behalf of D R Wood ("The Applicant").

1.2 This statement has been produced in accordance with changes in planning legislation that require applications of this type served after 10th August 2006 to be accompanied by a Design and Access Statement.

1.3 This document is designed to enable the local planning authority to understand the analysis which has underpinned the design and how it has led to the development of the scheme. This document explains the design and access issues that have been considered as part of this proposal and should be read in conjunction with the plans and drawings as submitted.

2.0 Background

2.1 The Applicant farms approximately 1330 acres surrounding the farmhouse at Wilcocks Farm on a traditional Agricultural Holdings Act tenancy. With increasing threats to upland farming, including the reduction of government subsidies, the Woods are looking for sustainable ways to diversify.

2.2 The Woods know how to run a successful campsite and that the existing site has reached capacity. This summer bookings have had to be turned away. The pods will be available for bookings all year round which will provide a critical income during the winter months when the caravan site is closed.

3.0 Photographic Survey



Photograph 1 – The proposed location of the two pods from the south



Photograph 2 – Access to the Site, showing the track that will be used within the Site

4.0 Appraising the Context

4.1 It is important that the context in which the proposed development sits is fully understood. This understanding has been used to prepare and finalise the application.

4.2 This appraisal of context included the following process:-

4.2.1 Assessment of the site's immediate and wider context:-

- A site visit was made to assess the site and the surroundings in which it sits.
- The existing site was reviewed, as was its location in relation to surrounding public areas, roads and residential properties.
- Full account was taken of the rural characteristics and nature of the locality. In addition, the site has been identified as being situated within the Green Belt.
- Factors impacting the exact location of the pods include the following considerations: - its proximity to the existing caravan site, relationship to existing buildings on the site; accessibility and proximity to the road network; the provision of adequate natural screening.

4.2.2 Involvement

- Professional input has been provided by Ruth Woodcock, a Rural Practice Chartered Surveyor with considerable experience in rural planning matters. This ensured that valid planning considerations were addressed in the site proposal.

4.2.3 Evaluation

- Using the information that has been collected, the design has been formulated, and access principles established.
- The design has taken into account the context of the site location and its surroundings, ensuring that the proposal will be of the appropriate scale and design in order to blend in with the landscape.

4.2.4 Design

- Bringing together the above three elements, a design has been produced which will fit in with the site location, and not detract from the visual amenity or the wider rural landscape.

5.0 The Design

5.1 Amount

- The proposal is for two glamping pods measuring 8.20m x 3.50m, (8.29m x 3.59m with roof overhang)
- The total gross external floor area of each pod will be 28.7 sqm.

5.2 Siting

- The proposed siting is at the farmstead, adjacent to the existing caravan site, adjacent to a substantial agricultural building. It is thought that this location provides the best access, privacy for users, as well as screening by existing buildings.
- The site is located far enough away from the farmyard so as to separate users from adjacent agricultural activity. The orientation of the pods is such that the main views will be over open countryside looking down towards the reservoir.
- The natural topography, substantial adjacent building and proposed hedging mean the dwelling will be screened from the road, nearby footpaths. It is not visible from any dwellings. Importantly the site is not visible from the nearby SSSI.
- The proposal will utilise the existing caravan site road access and driveway. The track will need to be extended into the site but it is proposed to keep this to the minimum required width of 2.5m with a natural appearance that will allow water percolation: a crushed gritstone surface which will partly grass over.
- Parking will be oriented adjacent to each pod to maximise accessibility for disabled users.

5.3 Scale

- The proposed pods will each be 8.29m long and 3.59m wide, with a monopitch roof, 3.8m to the ridge.
- The overall size of this proposal will not alter the current landscape noticeably or the surroundings.

5.4 Landscaping

- The site is well screened by the natural lie of the land, as well as by the existing agricultural buildings. To aid privacy for the users and increase screening it is

proposed to plant mixed native thornless hedges (hornbeam dog rose, field maple, hazel, bird cherry to the north and east sides of the site and between the pods. This will also create an important new wildlife habitat.

- Each pod will have a car parking bay suitable for disabled access, measuring 6m x 3.6m surfaced with crushed gritstone.
- A one metre wide path will lead from the parking bay to the west (front) end of the pod where the pod door will be located.
- Each pod will have a 2.5m wide patio area to the west (front). This too will be surfaced with crushed gritstone, which will best blend in with the landscape and provide a semi-permeable surface for water percolation. This aspect will be private and provides the most pleasant view.
- It should be noted that no trees or hedgerows will be impacted as a consequence of this proposal.

5.5 Appearance of the Development

- Materials have been chosen which are hard-wearing to withstand the harsh conditions at the site, but that will also best blend in with the rural surroundings and are natural in appearance. Walnut timber composite for the walls and dark grey metal composite insulated roof panels (plastisol coated steel – King Span KS1000 rw). Non-reflective glass will be used in the doors and windows. appearance of the completed dwelling will have little impact when compared with the current situation.
- They are compact monopitch structures. The adjacent building is of significantly higher height and so will largely screen the pods.
- The topography, existing adjacent buildings and new hedge planting mean that the pods will not be visible from the public highway, any residential properties, nearby public footpaths nor the nearby SSSI.
- The west boundary line of the site will not extend further out than the existing caravan site.

6.0 Access to the Development

6.1 The pods will use the existing access off Deanhead Lane. No changes will need to be made to this access and there will be no impact on pedestrian or other road users.

6.2 The existing access is wide and has a good visibility splay on to Deanhead Lane. It is therefore deemed more than adequate for two further sites and no improvements are deemed necessary.

6.3 The proposed site uses the existing private driveway through the caravan site which leads to the site gate. This track will be extended into the site to a minimum required width of 2.5m in the same material, which, it can be seen from the photograph on page 4, has grassed over significantly.

6.4 Each pod will have an adjacent car parking bay of dimensions suitable for disabled users. The proposed site is flat and there will be no changes in ground levels. The pods are single storey with an internal layout appropriate for disabled users.

7.0 Development Plan and Policies

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Chorley Local Plan guides planning decisions across the borough.

7.2 The National Planning Policy Framework ("NPPF") sets out the Government's objectives for the planning system and is a material consideration that must be taken in to account in all planning applications. Underlying the NPPF is a presumption in favour of sustainable development; that is development which promotes economic development, social inclusion and environmental protection.

7.3 The site is located in open countryside in the Green Belt and must be assessed accordingly.

7.5 Paragraph 28 of the NPPF requires Local Planning Authorities ("LPA's") to support a prosperous rural economy by supporting all types of business and enterprise in rural areas, and promoting the development and diversification of agricultural rural businesses. It encourages sustainable rural tourism and leisure developments that benefit business in rural areas, communities and visitors and which respect the character of the area.

7.6 The NPPF encourages LPA's to secure developments which improve the economic, social and environmental conditions of an area. The following paragraphs set out how the proposal would achieve these objectives, whilst at the same time meeting the requirements of the relevant policies contained within the Local Plan.

7.7 This proposal will help an established agricultural business diversify and boost income, thus promoting its long-term survival. The Site is located on a traditional upland farm which is striving to succeed through a diversified income stream, thus enabling the long-term stewardship of the countryside that forms the holding. Accommodating more tourists in the area not only aids this individual farm business but has a positive knock-on effect on other local rural businesses and of the local area as a whole. The Site is ideally located for recreational visitors to the West Pennine Moors, Anglezarke and Rivington Reservoirs, and Rivington Country Park, which can be accessed on foot from the Site. The winter bookings will be boost to local pubs, shops, cafes and restaurants.

7.8 The proposal is low-key and sustainable in its impact as well as accessibility, using existing infrastructure. Recycling facilities are already available and their use will be encouraged through signage. New hedging will be planted providing an important new wildlife habitat.

7.9 Paragraphs 145 and 146 of the NPPF states that "the provision of appropriate facilities (in connection with the existing use of land or a change of use) for... outdoor recreation" and "material changes in the use of land (such as changes for...recreation)" are not inappropriate development in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. The pods will be an extension of the existing caravan site which is at capacity. The pods are a sustainable, low-key proposal which will have limited impact on the openness of the Green Belt, being situated adjacent to the farmstead, in line with the existing caravan site boundary, and utilising the same access.

7.10 Core Strategy Objective SO12 of the Local Plan is to create, enhance and expand tourist attractions and visitor facilities in...appropriate rural locations. The Site is ideally located close to the West Pennine Moors and other visitor attractions such as

Rivington Country Park, Rivington and Anglezarke Reservoirs, as well as being an established and popular caravan site.

8.0 Conclusion

8.1 The proposal will see two small glamping pods located at an established farmstead and existing caravan site, which will provide a diversified income stream to this upland farm and hence contribute to the long-term success of a rural business.

8.2 By taking into account the landscape and the characteristics of the site's surroundings, a proposal has been finalised which seeks to ensure that the most appropriate design and location has been selected.

8.3 The layout, location, character and building materials that are proposed are sympathetic to the landscape, ensuring that the proposal will not have any adverse impact on the surrounding countryside.

8.4 The proposal will make a positive contribution to the local area by bringing in more tourists, especially during the quieter winter months when glamping pods provide a viable camping alternative.

8.5 The proposal is considered to be policy compliant and it is requested that the Local Planning Authority approves this Application without delay in accordance with paragraph 14 of the NPPF.