



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No.

Date received 320120910P

Fee paid £

Receipt No:

Application for Planning Permission
Town and Country Planning Act 1990

07 SEP 2012

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

FOR THE
ATTENTION OF

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Richard	Surname:	Hanson	
Company name:						
Street address:	Bridge Heywood Caravan Park, Dunkirk Farm, Whalley Road			Country Code	National Number	Extension Number
				Telephone number:		
	Read			Mobile number:		
Town/City:	Burnley			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB12 7RR					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	David	Surname:	Sweeting	
Company name:	GVA Hotels and Leisure					
Street address:	First Floor City Point			Country Code	National Number	Extension Number
	29 King Street			Telephone number:	0113	2808027
				Mobile number:		
Town/City:	Leeds			Fax number:		
County:	West Yorkshire (Met County)			Email address:		
Country:	United Kingdom					
Postcode:	LS1 2HL			david.sweeting@gva.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use of land for the siting of 15 new static holiday caravans in place of the storage area which will be relocated

Has the building work or change of use already started? ☐ Yes ☒ No

1. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Bridge Heywood Caravan Park, Dunkirk Farm		
Street address:	Whalley Road		
	Read		
Town/City:	Burnley		
County:			
Postcode:	BB12 7RR		

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	376048
Northing:	433595

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Gareth Surname: Fort

Reference: RV/2012/ENQ/00040

Date (DD/MM/YYYY): 18/04/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Supported the change from touring storage area to static caravans. Did not support the new storage area as is contrary to Green Belt policies

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Bins will be relocated to the south of the proposed visitor car park area to ensure large wagons are not entering the existing static area to take waste away. The storage area will be timber fenced off for visual improvement.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Please see above.

3. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

2. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

See manufacturer details for static caravans

Roof - description:Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

See manufacturer details for static caravans

Windows - description:Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

See manufacturer details for static caravans

Doors - description:Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

See manufacturer details for static caravans

Boundary treatments - description:Description of *existing* materials and finishes:

Hedgerows, timber fences, stone walls and trees

Description of *proposed* materials and finishes:

All existing boundaries will be improved and enhanced where required with similar appropriate materials. Further landscape details can be seen on the plans submitted

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Part tarmac, part hardstanding

Description of *proposed* materials and finishes:

Within the static area the roads will be tarmaced block paved parking spaces besides caravans and concrete hardstandings. The touring area will be laid with gravel and a tarmac access road.

Lighting - add descriptionDescription of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

The static caravan area will have low level bollard lighting. The touring storage area will have no lighting.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please see covering letter with full list of plan references

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	90	110	20
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☐	Package treatment plant	☒	Unknown	☐
Septic tank	☐	Cess pit	☐		
Other					

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

See Flood Risk and Drainage Statement and Plans

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☒ Yes ☐ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☒ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☒ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☐ No

14. Existing Use

Please describe the current use of the site:

One section of the land is currently used as a caravan storage area. The other section is laid with grass (so no existing use).

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?



Yes



No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				690
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



The agent



The applicant



Other person

Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

8. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
D1							☒
D2							☒
Other							☒

21. Site Area

What is the site area?

02.00

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date

BRIDGE HEYWOOD CARAVAN PARK
Dunkirk Farm, Read, Burnley, BB12 7RR





Planning Statement

GVA
First Floor,
City Point,
29 King Street,
Leeds
LS1 2HL

320120910P



Bridge Heywood
Caravan Park

**Change of use of land for the siting of 15 additional
holiday caravans and relocation of touring caravan
storage area**

Bridge Heywood Caravan Park, Burnley, BB12 7RR

September 2012

Prepared By *David Sweeting*

Status: *Graduate Planner* Date: 07 September 2012

Reviewed By



..... Status: *Associate*

Date: 07 September 2012

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1. Introduction

- 1.1 This Planning Statement has been prepared and submitted by GVA on behalf of our client, Mr Richard Hanson, Director of Bridge Heywood Caravan Park. The proposal is twofold. Firstly, our client is seeking to relocate the existing touring caravan storage area onto land to the east which is also within the ownership of the park. It would then be his intention to site an additional 15 static holiday caravans onto the land which is currently being used to store touring caravans.
- 1.2 Bridge Heywood is a good sized holiday park, currently offering 88 static holiday caravans, 1 warden's caravan, 18 touring caravans and an area for storing up to 150 touring caravans. The site benefits from a Site Licence for 89 static holiday caravans, which includes one residential caravan.
- 1.3 Over recent years our client has been working to improve the quality of the park through the relocation of 18 touring caravans which were previously intertwined with the static area, in order to show a clear separation between the touring and static area of the park. The new touring area was approved through planning consent 3/2007/0709 and also includes a new toilet block.
- 1.4 This proposal will relocate the storage area, which is an important part of the business however is very prominent in this sensitive location, to land to the east which is already extremely well screened from the mature woodland around the northern, eastern and southern boundaries.
- 1.5 Allowing modern static caravans to be sited where the storage area is currently located allows a modest addition to the park, provides economic benefits to the local economy and the park (which is run by a local family), whilst also improving the aesthetic quality of the park within a sensitive area. This proposal will provide an overall improvement to the character of the surrounding landscape.
- 1.6 Our client is also submitting a separate application for a new manager's dwelling at the entrance to the park, to the north of the proposed touring storage area.

GVA Hotels and Leisure

- 17 GVA is one of the UK's top five property consultancies. With twelve offices covering the whole of the UK, GVA Hotels and Leisure has the capability to provide the full range of property advisory services to the leisure business across the regions.
- 18 GVA Hotels and Leisure is the specialist tourism and leisure advisory arm of GVA. Our specialist planning team has extensive experience of providing viability, regeneration and development consultancy, planning advice, applications, appeals and expert witness evidence at planning inquiries for development in the tourism and leisure sectors.

Other Supporting Information

- 19 The planning application is accompanied by the following documents:
- Site Location Plan;
 - Existing Site Layout Plan;
 - Proposed Site Layout Plan;
 - Site sections as existing;
 - Site section as proposed;
 - Phase 1 Habitat Survey Report (Ecology Report);
 - Flood and Drainage Assessment;
 - Appendix 1: Details of proposed static caravan models;
 - Appendix 2: Public viewpoints in and around the proposed development site.

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2. Site Description and Context

Site Location

- 2.1 The site is located on the banks of the River Calder within the Green Belt. The site is accessed off Whalley Road (A671) to the north, with dense woodland surrounding the park and additional planting to the north-east of the site.
- 2.2 The site is located 7 miles (11.3 km) to the west of Burnley, 10.1 miles (16.3 km) north-east of Blackburn and 6.2 miles (10 km) south of Clitheroe. Junction 8 of the M65 is located 3.7 miles (6 km) to the south-east.

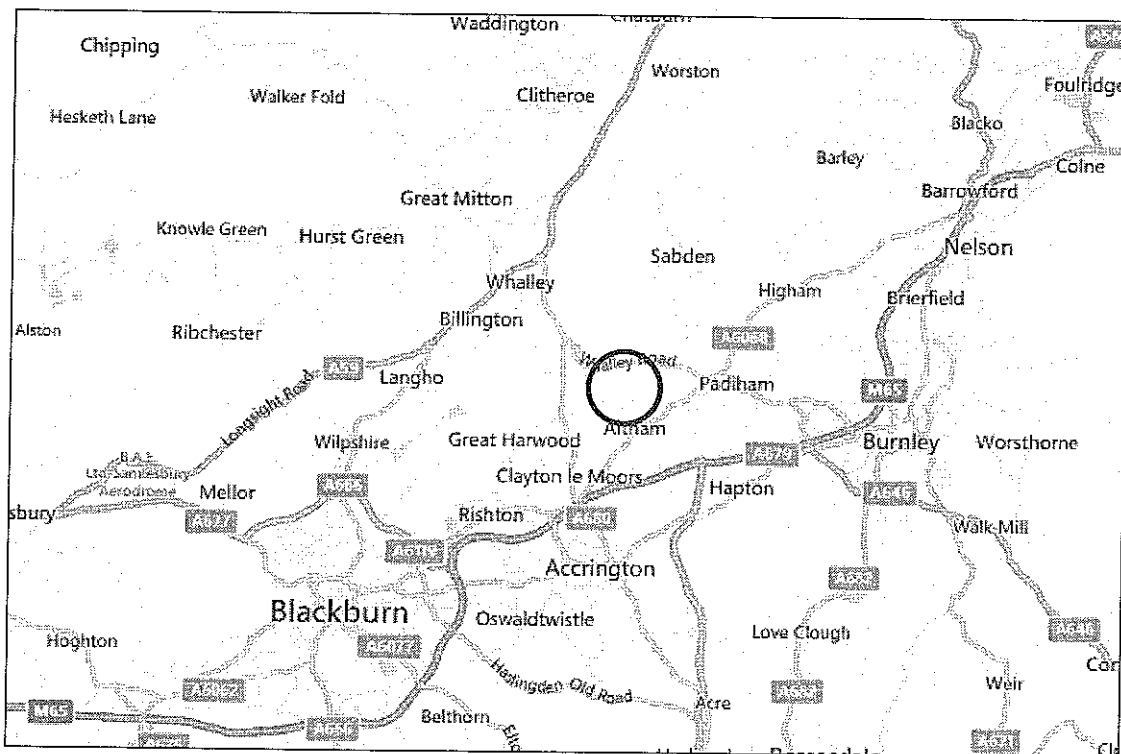


Figure 1: Map showing Bridge Heywood CP in the context of surrounding settlements

- 2.3 There are a number of train stations within close proximity. These include Burnley (7 miles / 11.3 km to the east), Preston (18.6 miles / 30 km to the west) and Clitheroe (6.5 miles / 10.5 km to the north). Manchester International Airport is located 40.9 miles (65.8 km) to the south.

Site Context and Description

- 2.4 The site is accessed off Whalley Road and located on the banks of the River Calder, which flanks the southern boundary with views across farmland up to Altham Industrial Estate
- 2.5 To the east of the existing developed area is a field that is well screened from surrounding views to the north, east and south. To the west of the site is an open field that rises towards the disused railway that also runs along the northern boundary of the site
- 2.6 As Figure 2 below shows the existing site is clearly separated into three sections; storage caravan area, holiday static caravan area and touring caravan area

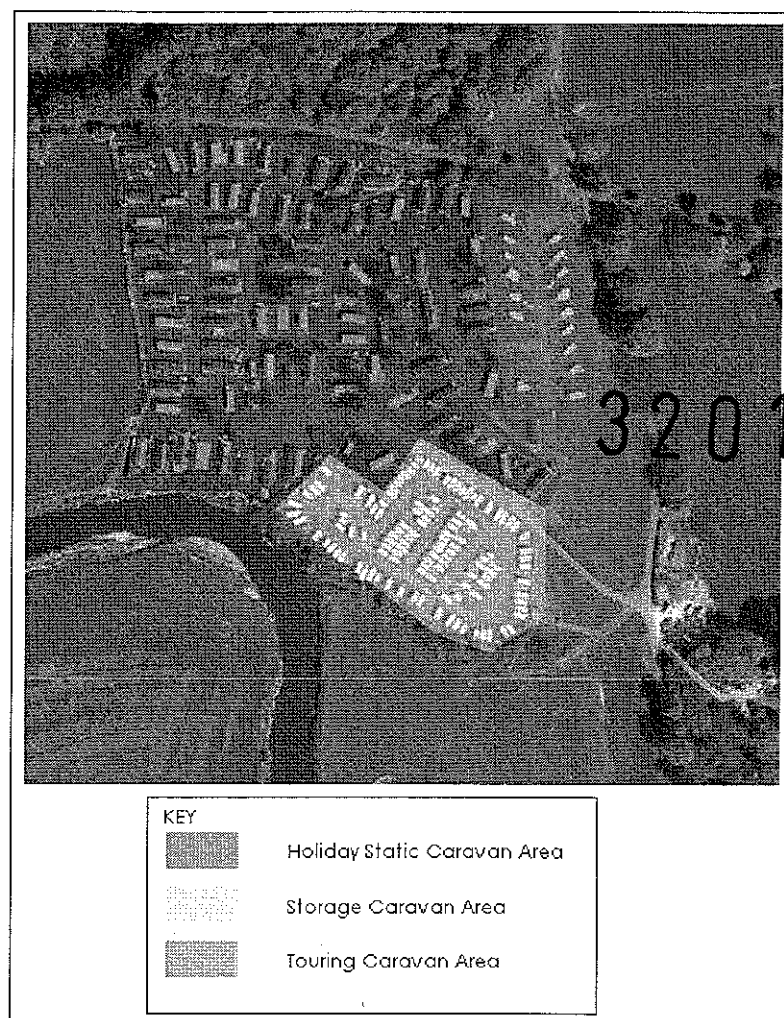


Figure 2: Aerial photo of Bridge Heywood CP indicating the location of the three sections

2.7 Figure 3 below illustrates the site boundary in blue and the two application sites in red



Figure 3: Aerial photograph showing site context of the caravan park

- 2.8 There is a public right of way that runs from the entrance to the park along the road that leads to the farmhouse to the south of the site. The footpath then runs to the east and behind the woodland. There is another footpath to the west of the site however due to the topography of the land and the additional planting to the north-west of the site, public viewpoints will not be affected by any of these proposals.
- 2.9 There is a footpath to the south of the river where both the existing and proposed developments are visible from certain points along the path. Appendix 2 shows these viewpoints and the visual impact section addresses the visual impact of the proposal from this footpath.
- 2.10 There are a few residential properties to the north of the application sites along Whalley Road however due to the topography of the land and the existing mature woodland the existing and proposed sites are not visible from these properties.

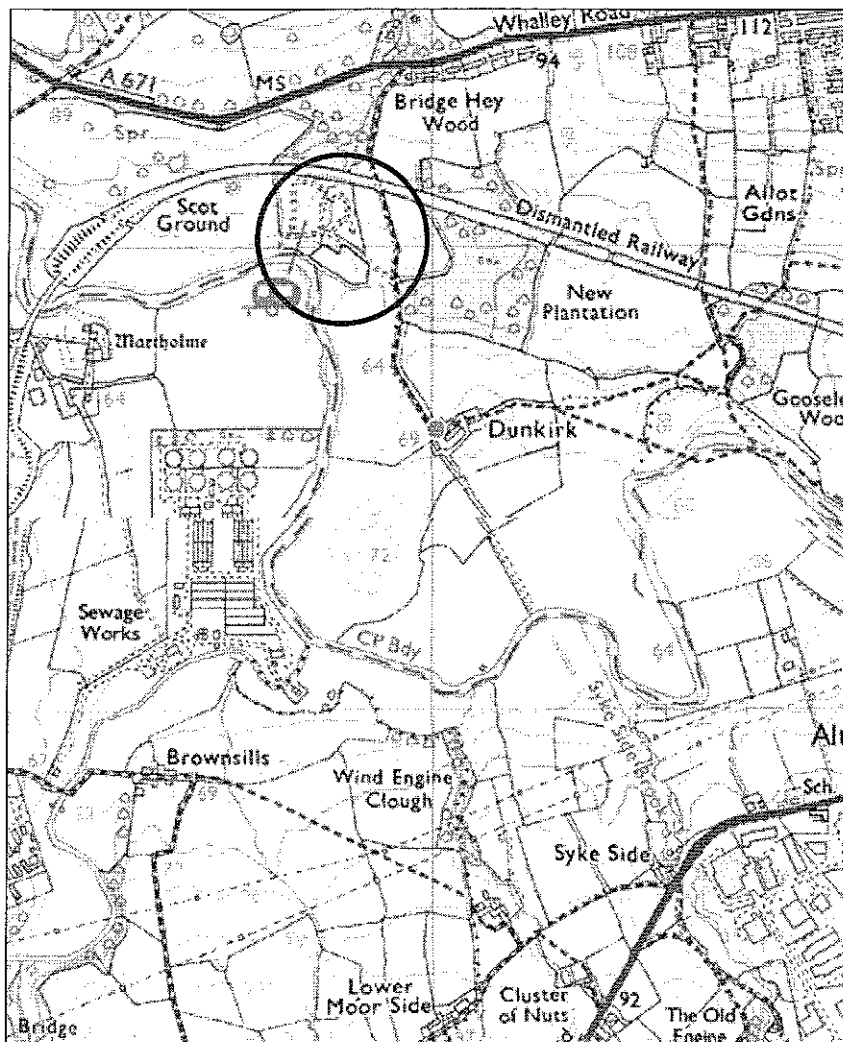


Figure 4: An image showing the location of the public rights of way around the proposal site

- 2.11 The M65 also runs to the south of the park with easy access to Junctions 7 or 8. The site is ideally located to benefit from visitors wishing to enjoy the beauty of the surroundings, nature trails and wildlife present in the Forest of Bowland AONB and Yorkshire Dales National Park
- 2.12 Bus service number 26 offers a regular service between Burnley and Clitheroe. The bus stop is located outside the entrance to the park and therefore the site is accessible by a variety of modes of transport, making it a sustainable location

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Planning History

- 2.13 Planning consent 3/2007/0709 was approved on 11 October 2007 for the relocation of 18 touring caravan pitches, new access track and shower and WC block. Condition 4 states that the period of use of the site shall be limited to 1 March to 6 January in any succeeding year, with the site not available for use outside those dates.
- 2.14 No other records of the planning history for Bridge Heywood Caravan Park are available on the website.
- 2.15 The existing Site Licence permits the use of 89 static holiday caravans which includes one residential caravan to be used by the warden.

3. Proposed Use

- 3.1 As stated previously the proposal is two-fold.
- 3.2 As it stands there is a storage area at the entrance to the park which is not well screened and is therefore prominent in views from the public footpath which crosses the park. Arguably this detracts from the character and appearance of the area. Figure 5 below shows the existing location of the storage area.

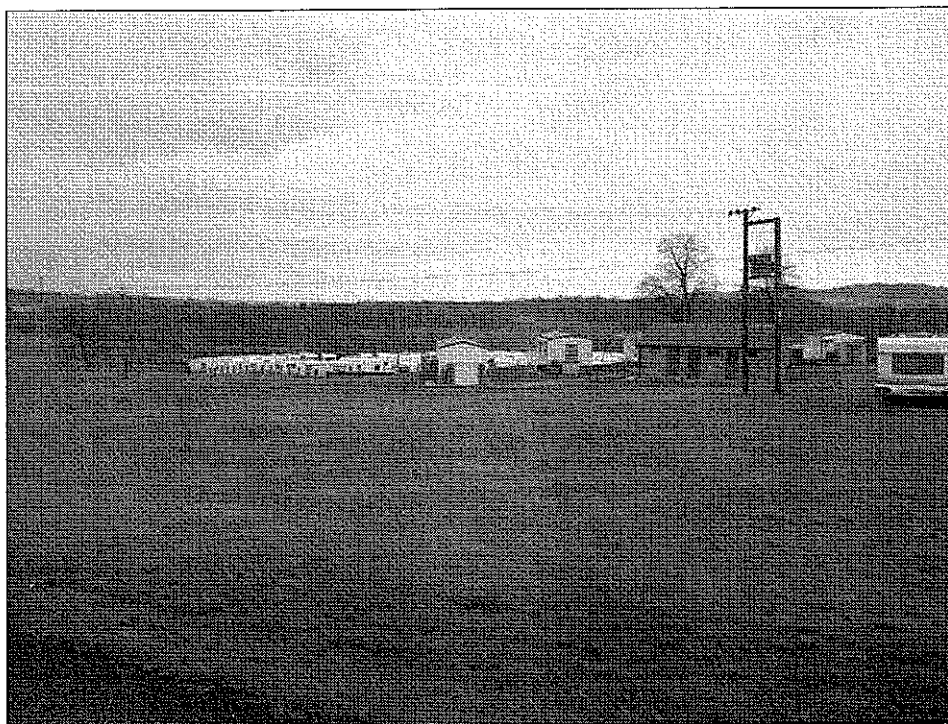


Figure 5: A photo of the view from the entrance of the touring caravans and toilet block in the foreground and the storage area behind

- 3.3 The first part of the proposal is to relocate the storage area to a more appropriate location which is already well screened from the north, east and south. The photo below shows the field where the storage caravans are proposed to be moved to.

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Figure 6: A photo of the proposed storage area

- 3.4 There is a relatively large hump in the middle of the site which will be levelled out, with the excess soil transferred to the existing storage area to raise the level of the land in order to alleviate any risk of flooding
- 3.5 Access is proposed from the south west section of the site and will be laid with gravel to ensure water can permeate through the ground. It is not proposed to increase the size of the storage area from the existing size which is approximately 1.64 acres (0.66 acres)
- 3.6 Additional infill planting is proposed along the strip of trees to the east of the road to minimise the visual impact of the new storage area to users of the public footpath. Additional planting is also proposed to the north of the proposed storage area to help with screening. There is no lighting proposed on the storage area
- 3.7 The second part of the proposal is to locate 15 additional static holiday caravans onto the site where the existing storage caravans are currently located. There will be a mixture of letting and privately owned caravans. Five of the proposed caravans will be luxury caravans and available for holiday letting. This will offer a greater variety of tourist accommodation within the area. Decking of an appropriate non-combustible material will be provided on each additional caravan

- 3 8 As explained previously, the soil that will be removed from the proposed storage area in order to level that area out will be added to this area to raise the level of the ground in order to address any flood risk from the river adjacent
- 3 9 The Ecological Survey that accompanies this application identifies a few recommendations to minimise impact on the ecological value of the area. The two main recommendations are:
- The riparian woodland along the southern boundaries of the site will be fenced off from the static caravans leaving a 3m buffer zone from the top of the bank;
 - The woodland edge and ditch will be buffered from the storage and proposed house site by fencing out a 6m grass buffer strip which may be mown annually to prevent scrub establishment
- 3 10 The proposed layout has taken regard of these recommendations as shown in drawing Ref 2012-12-502B
- 3 11 A hardstanding base and parking space alongside each caravan will be provided, as well as an access road within the new layout, as shown in the proposed layout drawing (Drawing No 2012-12-502B). Each parking space will be block paved in order to allow water to percolate through
- 3 12 Substantial screen planting is proposed along the southern boundary of the site in order to minimise the visual impact of the proposed development. Internal landscaping and screening is proposed to help assimilate the caravans into the landscape without causing a detrimental impact on the landscape character. The structural planting will comprise of locally occurring native tree and shrub species that will be planted around the new static caravans and access roads
- 3 13 The layout of the caravans has been designed to ensure the end elevations of the caravans, where possible, have been orientated towards the public footpath that runs to the east of the existing site. A random pattern, not regimented, has been proposed to limit the visual impact of the development. We are proposing this area to be of high quality and with these caravans located by the river our client wishes to have decking around all the caravans to maximise letting and sale value

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- 3.14 The proposed layout takes account of the public sewer that runs through the centre of the park. An easement of 4500mm is required whereby no caravans are permitted. However, within this area roads and trees are permitted.
- 3.15 10 additional visitor parking spaces are proposed at the entrance to the park, to the east of the new static area. A new bin storage area will be relocated to this area with a timber fence around with a separate access road for lorries to collect the waste without having to enter the site which is currently the procedure on site. This will provide an improvement to the site. It is proposed to relocate the existing sales office onto the parking area over time.
- 3.16 There will be two security barriers. One will be at the entrance to the whole site (i.e. where the disused railway crossing is located) and will permit access to both the caravan park and the storage area. The second barrier will be located at the entrance to the static area (i.e. to the north of the proposed visitor parking area). There will also be CCTV which will also help to improve security.
- 3.17 The external appearance of the caravans would be in sympathy with the surrounding landscape, comprising muted colours such as green or beige, with dark green/grey tiled pitched roofs. There are a range of colours and external finish available on today's caravan models and our client would be willing to discuss appropriate choices with the Council to ensure that the finished scheme is not prominent in the landscape.

4. Market Need and Economic Impact

- 4.1 Tourism is one of the few sectors that stand to benefit from the current economic downturn with more people planning to spend their holidays in the UK and putting people off going abroad. Therefore it is important to ensure that there is a good supply of high quality accommodation available within this district to harness the increased visitor spend for the benefit of the local economy.
- 4.2 Increasing the number of statics at Bridge Heywood will strengthen the business, allowing it to take advantage of increased demand for domestic holidays and making it more robust in the face of the current economic downturn, as well as increasing the impact on the local economy through greater visitor spend.
- 4.3 Twice as many Britons are planning to spend their holidays in the UK compared with previous years, according to research that shows the economic downturn as putting people off going abroad. A report from the Confederation of Passenger Transport (CPT), which surveyed 3,000 British adults, shows 60% were unwilling to give up holidays. Half of those surveyed, however, said they needed to cut back, and were planning a holiday under £500 compared with 30% who cut back the previous year (Source: Guardian.co.uk). In addition, a number of parks have noticed an increase in the number of bookings by European visitors this year, fuelled by the weak Sterling exchange rate against the Euro.
- 4.4 The Holiday Park at Bridge Heywood is ideally suited to take advantage of the increase in domestic holidays driven by the recession and the trend for 'greener' holidays and meets sustainable development objectives in that it would provide for increased access to the countryside, offering good quality tourist accommodation within walking distance of local shops and services.
- 4.5 Research carried out by VisitBritain¹ showed that people consider holidays to be a necessity, not a luxury. British businesses can take advantage of this by providing more

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¹ <http://www.direct-travel.co.uk/travel-insurance-news/holidays-are-a-necessity-not-a-luxury-expert-claims-800018759>

attractive, cheaper alternatives to foreign holidays. Commenting on the survey the editor of thetravelmagazine.net said:

“While taking a break closer to home has become relatively popular in recent times thanks to the economic downturn, consumers see going on a trip – whether domestically or internationally – as a must-do, rather than a treat. Everybody will put aside some budget for a holiday, no matter how small, and even if people can afford to go abroad, they will still consider home turf as a potential destination.”

- 4.6 Typically, a static caravan pitch will generate around £2500 per annum visitor spend directly on local shops and services. This in turn generates additional spending by those businesses on goods and services. For example, a local electrician and gas engineer are contracted to work on the park. As our client's business is locally based, as opposed to a national operator, then a greater proportion of indirect spending is likely to be generated, for example with staff being locally based. There will also be additional one-off direct benefit to the local economy arising from profit on caravan sales, as this will also be retained within the local economy due to the business being locally based.
- 4.7 Due to the high demand for static caravan holidays within the area our client seeks to offer both privately owned and holiday let caravans on this part of the site. During the main season of May to September the park regularly has to turn away up to 5 bookings a week as well as weekly enquiries about letting availability so there is clearly a demand for the additional accommodation proposed. On this basis it is anticipated that the new pitches would be fully occupied by the end of the next season. The caravans in this area will be of high quality and with caravans along the river bank the demand for these caravans will be high. The additional spend in the local shops and job creation, through the requirement for cleaners, will benefit the local economy massively and shows another reason why this proposal should be approved.

5. Visual Impact

- 5.1 The application site is located within the Green Belt. The landscape to the south of the site is predominantly grazing land and around the site and to the north it is dominated by small woodland areas. There is also an area of new planting to the north-west which was planted by our client.
- 5.2 Appendix 2 shows the public viewpoints in and around the proposed development site. The main public footpath is the one that runs to the east of the existing park and runs along the main access road towards Dunkirk Farm. The other public footpath is located to the south of the river and Appendix 2 illustrates where the existing and proposed site will be visible. The existing and proposed park is not visible from any other public viewpoints.
- 5.3 Additional screening is proposed to the east of the entrance road, to the north and south west of the proposed storage area, to the south and east of the proposed static area and internal planting within the new static area. The planting of native species will help to assimilate the proposals into the existing landscape and minimise the visual impact on users of the public footpaths. As figure 7 below illustrates, from the public footpath to the south the majority of the landscape around the existing park is woodland and therefore additional planting will enhance the existing character of the land and not adversely affect the openness of the Green Belt.

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Figure 7: A view from the public footpath to the south of the river showing the landscape around Bridge Heywood Caravan Park to be dominated by existing mature woodland. The red circle identifies the field where the new storage area is proposed.

- 5.4 The new static caravan area will impact on users of the public footpath to the east of the site however the impact will be beneficial. As Figure 8 below illustrates in its existing form the users of the footpath see a densely packed storage caravan area which looks like a dense white block on the countryside. Developing 15 new, modern static holiday caravans will be far more aesthetically pleasing due to the muted colours proposed and the design of modern caravans. This proposal will improve the character of the landscape and improve the 'openness' of the Green Belt.

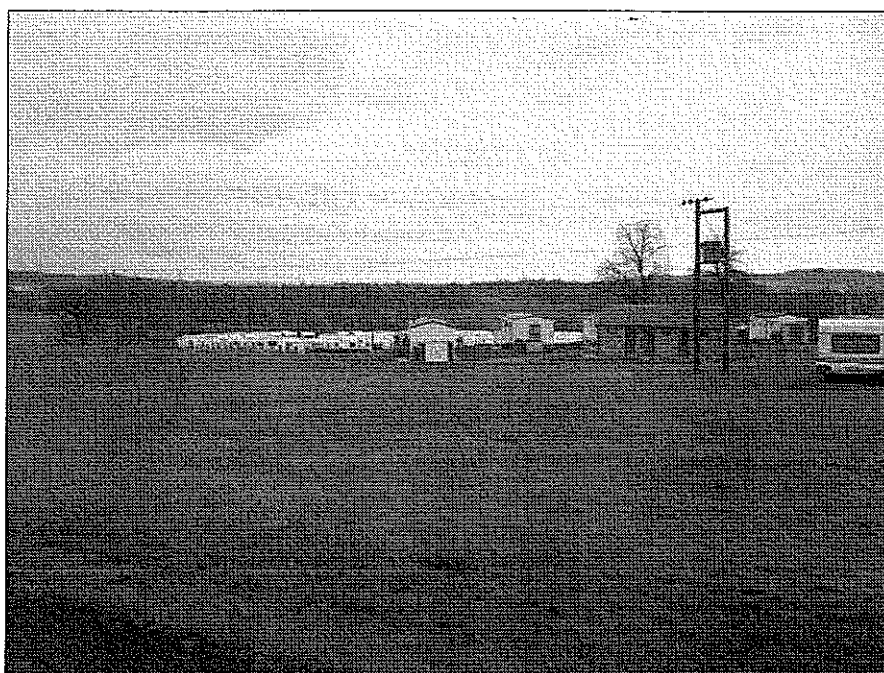


Figure 8: A view of the existing storage area from the public footpath to the east of the site

- 5.5 The proposed new storage area is already very well screened from views to the north, east and south due to the existing woodland. The strip of trees to the east of the road will be improved through additional screening to minimise the visual impact of the relocated storage area. Although the new storage area will be visible from the public footpath close to the site, the whole proposal provides a visual improvement as in its existing form the storage area is very prominent on the landscape. The storage area provides a steady income to our client and something which would be a loss to the business if it was not kept.
- 5.6 From far reaching views the new storage area will not be visible as with the additional planting in the south west corner of the site this area will not be visible from the footpath to the south (see figure 7 above). The additional planting of native species will enhance the existing woodland character of the area and not affect the openness of the Green Belt.
- 5.7 Overall the proposal provides a strong economic benefit to the area whilst also enhancing the local environment. The relocating of the storage area will be of benefit visually as modern static caravans can be better assimilated into the landscape with additional screening and landscaping, which will act as a buffer for the existing caravans from public viewpoints.

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- 5.8 Infill and strategic planting around the proposed storage area will ensure this area is well screened from the public footpath and also enhance the existing woodland character
- 5.9 From far reaching views of the site the existing park is visible however the existing storage area is not, due to the topography of the land and existing woodland areas and therefore the new static area will also not be visible. The northern section of the new touring storage area is visible from far reaching views however the additional planting proposed in the south west section of the field will screen the proposed development. The proposed developments therefore do not adversely impact on any far reaching public viewpoints

6. Pre-application advice

- 6.1 Prior to submitting this formal application we obtained pre-application advice from the Local Planning Authority to gain their initial views on the potential issues that could arise if a formal application was to be submitted. Our pre-application letter and subsequent site visit with the planning officer addressed both the issues within this application and the proposed new manager's dwelling.
- 6.2 The response from the Local Planning Authority was supportive towards locating static holiday caravans on the land which is currently used for the storage of caravans. The LPA however were not very supportive to the relocation of the storage area as it was deemed that this proposal could cause an adverse impact on the openness and quality of the landscape.
- 6.3 With the relocation of the storage area concern was raised in regards to the local and national policies in relation to the Green Belts, and local policy on touring caravan sites. The concern was about protecting the openness of the Green Belt from inappropriate development. The proposal site is already well screened and additional planting is only proposed in small sections to further screen the proposed area. This area of land is enclosed and dominated by mature woodland. Moving the storage area away from its current location will improve the character of the local landscape whilst ensuring the economic benefits of the storage area are not lost. This part of the proposal does not constitute inappropriate development.
- 6.4 It was deemed that, *"in principle, a proposal to change the use of this site from storage to a development of static holiday caravans is acceptable"*. It was acknowledged that *"the development would be likely to have a more limited visual impact than the current use, would use brownfield land, and is more in line with policies seeking to promote sustainable tourism and rural economic development"*.
- 6.5 Therefore the pre-application advice was supportive towards to new static area however there were reservations expressed regarding the relocation of the storage area.

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7. Planning Policy Context and Considerations

- 7.1 This section of the appraisal identifies the local and national planning policy context of the site and in particular those policies which have a direct bearing / influence over the proposed change of use

Local Policy Context

- 7.2 The site is located within Ribble Valley District Council. The planning policies currently in force are those in the Ribble Valley District Wide Local Plan, which was adopted in June 1998. Some of the policies were saved and others deleted on 27th September 2007. The Council are in the process of replacing this document with the Ribble Valley Wide Local Development Framework. The Ribble Valley Core Strategy Publication Version (Regulation 19) Consultation ran between May and June 2012. It is anticipated that the submission of the Core Strategy will take place in Summer 2012.

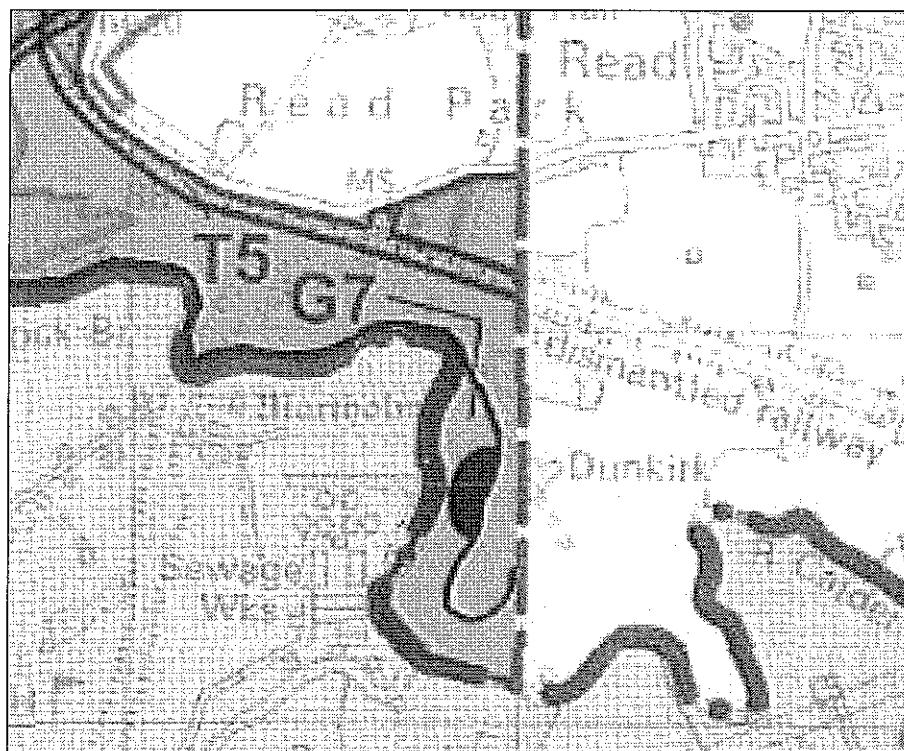


Figure 7: An extract from the Proposals Map

- 7.3 The site is identified as within the Green Belt and therefore **Policy ENV4** must be addressed. The policy states:

Within the green belt, as shown on the proposals map, planning permission will not be given, except in very special circumstances and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.

- 7.4 Paragraph 4.2.23 states: *it is equally important that even in the case of land uses held to be acceptable in a green belt, that development takes full account of the sensitivity of the site and does not damage any of the main functions of the designation.*

- 7.5 This two-fold proposal will improve the quality of the park and at the same time preserve and enhance the openness of the Green Belt. In its current state the storage area is prominent and detracts from the visual amenity of the Green Belt. The proposal is to relocate the storage area to a location which is already very well screened by the mature woodland. The new static caravans that will be laid out sympathetically will be more appropriate for this sensitive location, thus enhancing the visual amenity overall. As this use of land does not harm the visual amenity and openness of the Green Belt then it need not be considered as inappropriate development.

- 7.6 Paragraph 4.2.24 states: *the only exceptions to this policy are developments which show overwhelming reasons of local need.* Paragraph 4.1.5 states: *there is a balance to be struck between environmental protection and the economic well being and needs of the Borough.* This site is in a sustainable location and within close proximity to a variety of attractions including the Yorkshire Dales National Park, Forest of Bowland AONB and various museums and heritage sites. Therefore, there is a high demand for tourist accommodation. As stated above in para. 4.7 there is a high demand for caravans at Bridge Heywood Caravan Park and this proposal provides an opportunity for our client to continue developing his business to a high standard whilst both creating economic benefits to the local economy and also improving the quality of the environment.

- 7.7 Policies RT5 and RT6 can be read in conjunction. **Policy RT5** deals with siting of new static holiday caravan sites and the extension of existing sites will be approved providing the development

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- i) is not intrusive in the landscape;
- ii) has a safe access or is capable of being improved to a safe standard;
- iii) is not situated on land which is susceptible to flooding

7.8 As the rest of this statement explains the proposal will improve the quality of the landscape and not become intrusive, it already has a safe access which will not become compromised through this development and only part of the site is susceptible to flooding. The Flood Risk Assessment accompanying this application addresses any flood risk issues and propose mitigation measures.

7.9 **Policy RT6** deals with the development of new touring caravan sites however the criteria addressed is appropriate for this proposal. The key criteria are

- The site should blend into the landscape and be capable of being screened from both local and more distance viewpoints.

7.10 The proposal will impact on the users of the public footpath that runs down the east of the site however the additional screening proposed will minimise the impact of the new storage area and the static area will be an improvement to what is there currently. Additional screening is proposed around and within the new static area which will further screen the new site however also the existing caravan park. Therefore providing further improvement to the environment.

7.11 From far reaching views (i.e. footpath to the south of the river) the existing park is visible from certain points. However the existing storage area is not visible due to existing tree cover and the topography of the land. Therefore the new static area will also not be visible from these viewpoints. The proposed storage area is also not visible from these locations.

- The site should occupy poorer quality agricultural land unless it can be demonstrated that any of the best and most versatile agricultural quality affected by the scheme would not be irreversibly lost as a result of the development.

7.12 The proposals will not impact on any land which is currently used for agricultural purposes.

- The site should be within reasonable distance of a village shop.

- 7.13 The closest shops are located within the village Simonstone which is located 0.8 miles (1.3 km) to the north east. Visitors to the site can either walk to the shops or use the bus which offers a regular service. We therefore feel the site is within a reasonable distance of the village shop.
- 7.14 Paragraph 2.1.4 of the 'Aims and Objectives' section states '*development will be directed to those locations which offer the greatest opportunities for movement by methods other than the private car i.e. walking, cycling and public transport*'. The site is located in a sustainable location with a network of footpaths within close proximity and adjacent to the site and a bus stop located at the entrance to the site off Whalley Road which offers regular services to Burnley and Clitheroe.
- The site should not be within a flood risk area
- 7.15 The proposed caravan storage area is located within Flood Zone 1 according to the EA flood map. This zone comprises land assessed as having less than 1 in 1000 (<0.1%) annual probability of tidal or river flooding in any year. The Flood Risk Assessment states the proposed caravan storage area may be at risk from inundation of flood waters from surface water runoff from higher land to the north. Mitigation proposed includes the levels in the proposed caravan storage area should be set to route any potential overland flood waters around the caravans towards the river.
- 7.16 Based on the modelled flood levels provided by the Environment Agency a small part of the proposed static area is in Flood Zone 3a and approximately 40% of this area is in Flood Zone 2. The remainder of this area is in Flood Zone 1. The mitigation proposed within the Flood Risk Assessment includes:
- The floor level of the caravans should be set at a minimum level of 63.10m AOD to give a free board of 0.6m above the 100 year plus climate change modelled flood level;
 - A Flood Warning and Evacuation Plan should be prepared for the additional static caravan area;
 - The south-western section of this area should be raised to a level of 62.80m;
 - The external levels around the additional static caravan area should be set to route any potential overland flood waters from higher ground to the north, the proposed

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watercourse that crosses this area of the site and the public sewer that crosses this area of the site towards the river

- The access to the site should be of a safe standard or be capable of being improved to a safe standard without harming the appearance of the area

7 17 The site is accessed off Whalley Road and the current access is deemed appropriate for the existing park which offers 89 static caravans, 18 touring caravans and storage for approximately 150 touring caravans. The pre application advice agrees the site can sustainably accommodate the additional 15 static caravans. Therefore, the proposal will not adversely affect the safe access to the site.

- The site should be satisfactorily serviced with water, electricity and sewage disposal facilities

7 18 It is proposed that a separate foul drainage system is provided on the proposed additional static caravan area discharging to the 225mm diameter public combined sewer that crosses this area of the site.

7 19 A foul drainage system will not be required in the proposed caravan storage area.

7 20 A separate surface water drainage system comprising of cut off drains adjacent hardcover areas should be provided on the development. The use of soakaways and porous paving will be considered on the development subject to ground conditions and the results of falling head permeability testing in accordance with BRE 365:Soakaways.

7 21 A surface water drainage system will not be provided in the proposed caravan storage area.

- The site facilities and open space should be provided at suitable location within the site.

7 22 The existing site has adequate open space. There is a large open space to the west of the existing park and around the new touring area there is a large open space. The site has the appropriate facilities to meet the requirements of the Site Licence.

7 23 The bin storage point will be relocated to ensure large lorries do not access the main site on a weekly basis to pick up rubbish. The new bin storage point will be located near the existing pumping station behind a timber fenced enclosure.

- Any proposals must include a closed period in the winter of not less than eight weeks
- 7.24 This part of the local policy does not accord with the national policy guidance given in the Good Practice Guide on Planning for Tourism in allowing for a flexible response to changing economic circumstances in the increasing demand for domestic holidays throughout the year (para 21) and in allowing the seasonal expansion of tourist facilities in the face of demand for winter holidays facilitated by improving standards of caravan construction and insulation (para 28)
- 7.25 Paragraph 7.6.3 addresses a need to '*protect and preserve those environments which attract holiday makers in the first place*'. Our client understands the importance of the environment as this is the major pull factor for tourists to the area. The proposal will help to protect and preserve the environment as it will provide an overall improvement to the quality of the Green Belt by moving the unattractive touring storage area to an enclosed section and replacing it with a well landscaped and high quality designed static holiday caravan area for 15 units
- 7.26 Paragraph 7.6.2 states that 'caravan sites are an important part of the self-catering holiday sector, and can contribute as much to the local tourism economy as would conventional holiday accommodation, while using less land for the purpose'
- 7.27 The proposal will also stimulate economic growth through additional spend in the economy. The additional landscaping and screening proposed will help to ensure that the economic benefits of this proposal will outweigh any perceived adverse impact on the environment and openness of the Green Belt. The proposal therefore accords with policies RT5 and RT6.
- 7.28 **Policy G1** states that all development proposals will be expected to provide a high standard of building design and landscape quality. The following criteria need to be addressed for applications to be deemed acceptable:
- a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature
 - b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network.

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- c) Developments should make adequate arrangements for car parking.
- d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated
- e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities
- f) Development should provide adequate arrangements for servicing and public utilities
- g) Development should provide adequate daylighting and privacy
- h) Materials used should be sympathetic to the character of the area
- i) Developments should not result in the loss of important open space including public and private playing fields
- j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance

7.29 Paragraph 3.1.3 states *'the Borough Council will weigh the economic benefits arising from the development against the environmental impact when making decisions'*. This proposal will improve the visual impact that the site has on the character of the landscape, the openness of the Green Belt and the users of the public footpaths. The existing storage area which has a detrimental impact on this sensitive location will be moved to a location which already has excellent screening from the north, south and east. Additional screening is proposed along the northern and western boundary to minimise the impact of the storage area on users of the public footpath adjacent. The new static holiday caravans proposed will be of a high quality design and layout with effective landscaping and planting proposed to ensure the caravans are assimilated into the landscape and the openness of the Green Belt is not adversely impacted.

7.30 This proposal is at a well established holiday park that is run by a local family who will inject their money back into the local economy. In addition to this, local contractors will be used to develop the two areas. This twinned with the additional spend and job creation from the additional 15 static holiday caravans, directly and indirectly, will help

to stimulate economic growth within these testing times. This proposal therefore generates economic benefits that will outweigh any perceived environmental impacts and therefore accords with policy G1. The proposal does not conflict with any of the criteria in Policy G1.

7.31 **Policy G7** deals with Flood Protection and states that all development proposals will be expected to

- i) protect flood plains;
- ii) protect areas at risk from flooding as indicated on the proposals map;
- iii) allow necessary access to watercourses for maintenance;
- iv) prevent an unacceptable change to surface water run-off;
- v) protect the continuity and integrity of existing fluvial defences.

7.32 The proposed caravan storage area is located within Flood Zone 1 according to the EA flood map. This zone comprises land assessed as having less than 1 in 1000 (<0.1%) annual probability of tidal or river flooding in any year. Based on the modelled flood levels provided by the Environment Agency, a small part of the proposed static area is in Flood Zone 3a and approximately 40% of this area is in Flood Zone 2.

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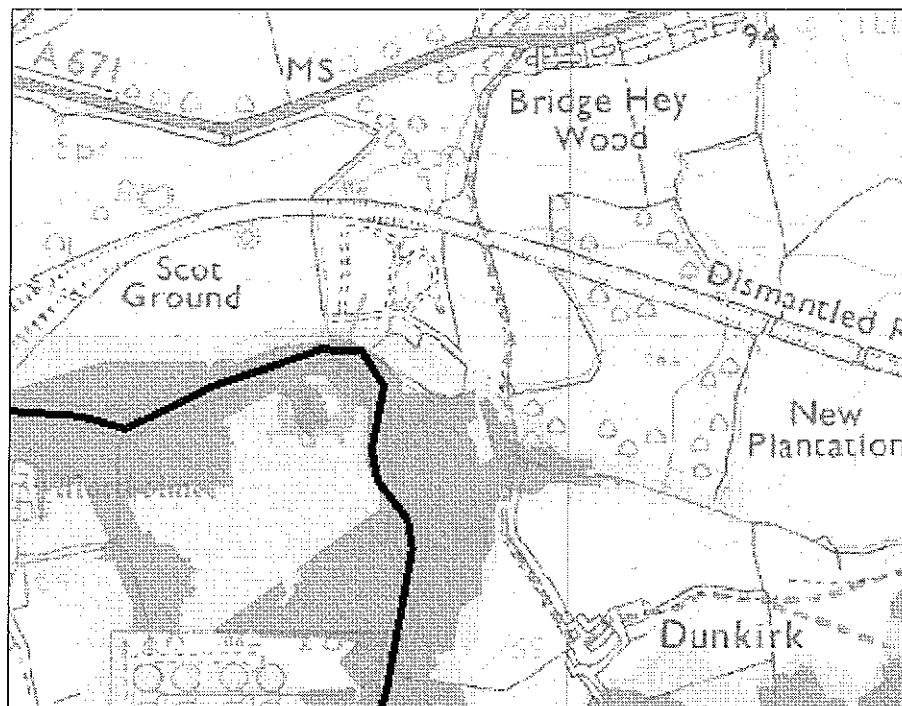


Figure 8: An extract from the Environment Agency Flood Risk Map

- 7.33 Section 4.4 deals with Trees and Woodlands. Paragraph 4.4.2 states *'it is important therefore to protect the most important specimens whilst at the same time encouraging new tree planting'*. This proposal does not involve the removal of any trees. It includes the planting of a number of native shrubs and trees which will help to enhance the biodiversity of the area where there are currently two mature woodland areas to the east and north of the park. To the north-west of the park our client has already planted trees which will help to address the objective of promoting woodland management in order to stabilise and develop the existing resources within the borough.

Core Strategy Publication Version (Regulation 19) Consultation Draft

- 7.34 The Council are in their final stages of producing this document and therefore the policies proposed within this draft plan are important to the future of the Borough. The Core Strategy Vision states in paragraph 3.4

The Ribble Valley will be an area with an exceptional environment and quality of life for all, sustained by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors.

- 7.35 The proposal will generate additional income for the local economy through increased spend in shops and further jobs on the park through the development of the new pitches and cleaning jobs on the hire fleet. The caravan park is run by a local family and therefore any money generated through this proposal will trickle down to the local economy and not lost to other areas like is the case with the larger national organisations.

- 7.36 However, protecting the environment and creating a balance is essential. As paragraph 3.17 states,

in order to achieve successful tourism development however it is necessary that the reason people visit the Valley in the first place is not destroyed. The concept of sustainable tourism is one that allows development that will not prejudice the natural environment and reason for potential tourism in the first place.

- 7.37 We feel that this proposal creates a balance between protecting and enhancing the local environment whilst also creating substantial economic benefits to the local economy. The ongoing investment in the site with the relocation of touring pitches and general upkeep and maintenance of the site shows the intention of the owners to providing an attractive experience for visitors to the park.

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7 38 **Key Statement EN1** covers the Green Belt and states

The overall extent of the Green Belt will be maintained to safeguard the surrounding countryside from inappropriate development. The development for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of the designation

7 39 As stated previously this proposal will improve the existing appearance of the site with the relocation of the dense storage caravan section to an existing enclosed field and replacing it with modern, attractive static caravans with effective screening and landscaping which will screen the new and existing caravans on site from a number of public viewpoints

7 40 This area of the Green Belt is dominated by woodland as Figure 7 illustrates. The additional planting proposed, especially around the new storage area, will be in character with the area and does not constitute inappropriate development. The proposal will preserve the openness of the Green Belt whilst improving the visual impact of the site from close and far reaching public viewpoints. This proposal does not conflict with the purposes of the designation and therefore accords with Key Statement EN1

7 41 As with most Councils during the current recession 'tourism plays an important role in the local economy of Ribble Valley' (paragraph 7 13) **Key Statement EC3** on the Visitor Economy backs this statement up by stating,

Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities

7 42 Paragraph 7 14 also states '*a gap analysis is required in order to encourage new investment within hotel accommodation, self-catering, conference venues, eating out and visitor attractions*'

7 43 This emphasises the stance that the Borough are looking to approve appropriate visitor accommodation developments that will help to stimulate economic growth and therefore improve the local economy. This proposal will help to protect and enhance the character of the local area whilst ensuring the economic benefits are seen. This proposal accords with Key Statement EC3 through the increased spend in the local economy and job creation and therefore should be supported. It is noted that

investment in self-catering accommodation (which includes caravans) is to be encouraged

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National Policy Context

National Planning Policy Framework (27 March 2012)

- 7.44 The NPPF was formally adopted on 27 March 2012 and replaces the old PPGs and PPSs
- 7.45 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of achieving sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 7.46 The document sets out 12 core planning principles. The three key principles that are most relevant to this application are:
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
 - Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
- 7.47 Paragraph 14 states that
- At the heart of the National Planning Policy Framework is **a presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking
- 7.48 In order to deliver sustainable development one of the key objectives is to **build a strong and competitive economy**. Paragraph 18 states
- The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meet the twin challenges of global competition and of a low carbon future

- 7.49 Paragraph 19 states that 'significant weight should be placed on the need to support economic growth through the planning system'
- 7.50 Objective 3 is to support a **prosperous rural economy** in order to create jobs and prosperity by taking a positive approach to sustainable new development Paragraph 28 states that plans should:-
- support sustainable rural tourism and leisure development that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.
- 7.51 Objective 4 deals with **promoting sustainable transport** and paragraph 29 states
- The transport system needs to be balanced in favour of sustainable transport mode, giving people a real choice about how they travel
- 7.52 It should be noted that the paragraph goes on to state 'the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas'
- 7.53 The site has good access to public transport and the public rights of way network, so reducing reliance on the car, and offers substantial economic benefits to the local community through visitor spend and increase in potential jobs
- 7.54 The benefits of promoting diversity in the domestic tourist market need to be viewed in the wider context of climate change. Providing a better standard of visitor accommodation aimed at the middle to high end of the market discourages overseas travel for holiday purposes, and the resultant carbon emission from aviation
- 7.55 Objective 9 deals with **the protection of Green Belt land** and emphasises the stance that the Government attach great importance to Green Belts. Paragraph 79 states 'the essential characteristics of Green Belts are their openness and their permanence'.

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7.56 Paragraph 80 reiterates the purposes of Green Belt designation. Paragraph 87 states

As with previous Green Belt policy, inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

7.57 The proposed development is change of use not built development so need not be considered inappropriate development in principle. The development does not prejudice any of the purposes of Green Belt designation – it will not result in urban sprawl or the merging of one settlement into another. Although the development does represent encroachment of the existing caravan park onto the adjoining field, this field is already effectively screened through mature woodland to the north, east and south. Additional screening is proposed to the north and west of the proposed storage area which will minimise the visual impact of the development. Relocation of the storage area makes way for the new static area which improves the visual amenity of the existing caravan park and therefore will not be harmful to the Green Belt.

7.58 There is minimal impact on the visual amenity of the Green Belt due to the attractive layout with planting and screening but also due to the relatively limited extent to which the site would be seen in public views. The site will be visible from the existing public footpath through the site however the new static area will be an improvement to the existing storage area which has no screening and the new storage area will be effectively screened from all angles therefore minimising any visual impact.

7.59 Due to the economic benefits, demand for static caravans and overall improvement to the existing park the proposed development on the application site may therefore be considered appropriate development within the Green Belt in accordance with objective 9.

7.60 Para 88 reiterates the previous advice in PPG2 that very special circumstances can exist where any potential harm to the Green Belt by reason of inappropriateness is clearly outweighed by other considerations. The potential harm of this proposed development, by reason of inappropriateness, is mitigated by the landscaping and screening proposed and the movement of the storage area which is open to short and distant views to an enclosed, well screened field. The economic benefits of the proposal will be seen in the local economy through increased spend and job creation.

The park is run by a local family and therefore any money generated will be injected back into the local economy.

- 7.61 These economic benefits outweigh any potential harm by reason of inappropriateness, given the limited adverse impact the development has on the openness and visual amenity of the Green Belt. The proposal may therefore be supported as sustainable development in accordance with the new NPPF.

The Good Practice Guide on Planning for Tourism (GPGPT, May 2006)

- 7.62 The GPGPT offers support for rural based schemes including those for holiday accommodation such as touring caravans, static caravans or holiday lodges. Para 2.5 states that:

The revenue generated by tourism can help to support and enhance local services and facilities such as shops and pubs particularly in rural areas ..., aid diversification within the rural economy, underpin the quality of the local environment and facilitate further enjoyment of it by residents and visitors

- 7.63 Paragraph 2.6 makes particular reference to rural areas and states that,

'In rural areas the health of the environment and of the community depends on the viability of the local economy. So areas which attract visitors for their scenic beauty and which enjoy income from tourism will be better able to afford to sustain the local environment'

- 7.64 Paragraphs 19-23 of **Annex A** to the GPGPT deals specifically with tourist accommodation and paragraph 22 is particularly relevant to this case. It states that:

New sites that are close to existing settlements and other services will generally be more sustainable as some local services may be accessed by means other than by car. However, there may be valid reasons for extending or improving existing holiday parks that are not located close to existing settlements by virtue of their support for successful local businesses and the provision of employment. Authorities should also consider how the proposal will affect tourism in the area, particularly in terms of its economic and environmental impacts

320120910P

- 7.65 The proposed development at Bridge Heywood Caravan Park is acceptable as we have demonstrated the sustainability of the location, with good access to public transport. The economic benefits of the proposal are significant in terms of increased visitor spend and job creation.
- 7.66 Our clients' proposal meets this policy approach to planning for holiday parks as extension to existing parks are considered acceptable even in some more remote locations
- 7.67 Our client intends to market this section of the park as a year round holiday park as 12 month seasons are now the norm within the industry. Our client understands that as a holiday park there must be some assurance that no individual caravan will be occupied as a person's sole or main place of residence
- 7.68 **Annex B** sets out the following model conditions for controlling the occupancy of holiday accommodation in order to prevent them being used as permanent residence:
- 1) The caravans are occupied for holiday purposes only;
 - 2) The caravans shall not be occupied as a person's sole or main place of residence;
 - 3) The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority
- 7.69 Our client is willing to accept and adhere to these conditions being imposed so that the static caravans approved under this application may operate with a 12 month holiday season

Ministerial Statement on the Presumption in Favour of Development

7.70 In a draft statement released on 15th June 2011, the Rt Hon Greg Clarke stated:

The Government is committed to ensuring that the planning system does everything it can to support long term, sustainable economic growth, and has made it clear that significant weight should be placed on the need to support economic recovery through the planning system and related consent regimes.

... the Government's clear expectation is that we move to a system where the default answer to development is 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.

A presumption in favour of sustainable development ... is key to delivering these ambitions, by creating a positive, pro-development framework, but one underpinned by the wider economic, environmental and social provisions in the National Planning Policy Framework. The presumption is as follows:

There is a presumption in favour of sustainable development at the heart of the planning system, which should be central to the approach taken to both plan-making and decision-taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible.

7.71 Far from compromising "the key sustainable development principles set out in national planning policy", the proposal at Bridge Heywood Caravan Park would embody those principles. It will further encourage domestic tourism, provide jobs and increase tourist spend.

7.72 The Minister is stating unequivocally that local planning authorities should say 'yes' to developments such as that proposed at Bridge Heywood Caravan Park. In the light of such an endorsement of a presumption in favour of sustainable economic development it is hoped that this application will be looked upon favourably by the Council. This presumption in favour of sustainable development is now embodied in the newly published National Planning Policy Framework as outlined above.

320120910P

8. Summary and justification for proposal

8.1 We consider that our clients' proposal for an additional 15 holiday static caravans and the relocation of the existing touring storage area is acceptable and in accordance with relevant local and national planning policy for the following reasons:

- The proposal will improve the visual impact that the existing park has on the landscape. The block of touring caravans will be relocated to an existing enclosed area and be replaced with an attractive, well designed layout of 15 new static holiday caravans. The substantial planting and landscaping incorporated within this proposal ensures that the development will be in keeping with this rural setting, with no significant adverse impact on the character and appearance of the countryside. The proposal therefore accords with Policies RT5, RT6 and G1 of the Local Plan, Policies EN1 and EC3 of the Core Strategy and the NPPF.
- The openness of the Green Belt will not be adversely affected by the proposed development as the new touring storage area is located within an existing enclosed area. The additional planting proposed is in keeping with the existing character of the area that is dominated by mature woodland and new planting. The new static holiday area will positively impact on the character and openness of the Green Belt and therefore accords with policy EN4 of the Local Plan and the NPPF.
- The touring storage area brings in a steady and consistent income into the local business. The new static holiday caravan area will help to meet the growing demand for static caravan holidays in the area which our client is seeing a growing demand for. As our client is a local business, employing staff and using services from within the area, the economic benefits will be kept within the local economy. The proposal therefore accords with policies RT5 and G1 of the Local Plan, policy EC3 of the Core Strategy, the NPPF and the GPGPT.
- Any perceived potential harm of this proposed development, by reason of inappropriateness in the Green Belt, is mitigated by the landscaping and screening proposed. The economic benefits of the proposal are substantial and do outweigh any potential harm by reason of inappropriateness, given the limited adverse

impact the development has on the openness and visual amenity of the Green Belt. The proposal may therefore be supported as sustainable development in accordance with the new NPPF.

- The site is in a suitable and sustainable location for a holiday park development in accordance with Policies RT5 and G1 of the Local Plan and the GPGPT. As such, the development should be supported as sustainable development for economic growth in accordance with the government's current planning agenda as set out in the NPPF.

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APPENDIX 2

PUBLIC VIEWPOINTS IN AND AROUND THE
PROPOSED DEVELOPMENT SITE AT
BRIDGE HEYWOOD CARAVAN PARK

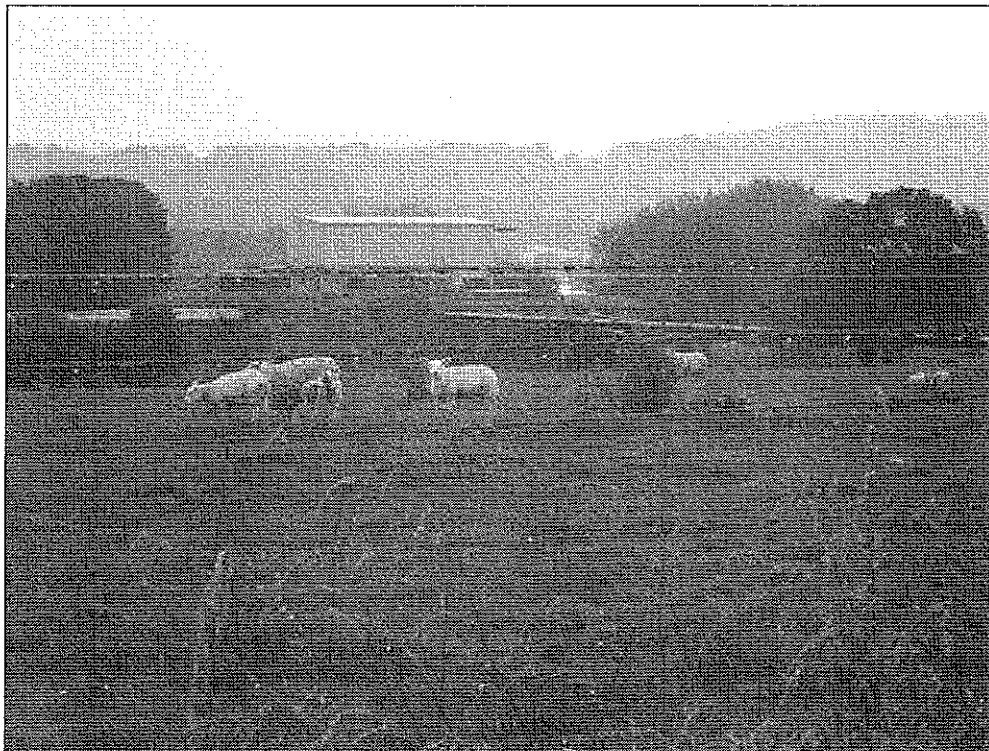
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Public Viewpoints for the new proposal at Bridge Heywood Caravan Park

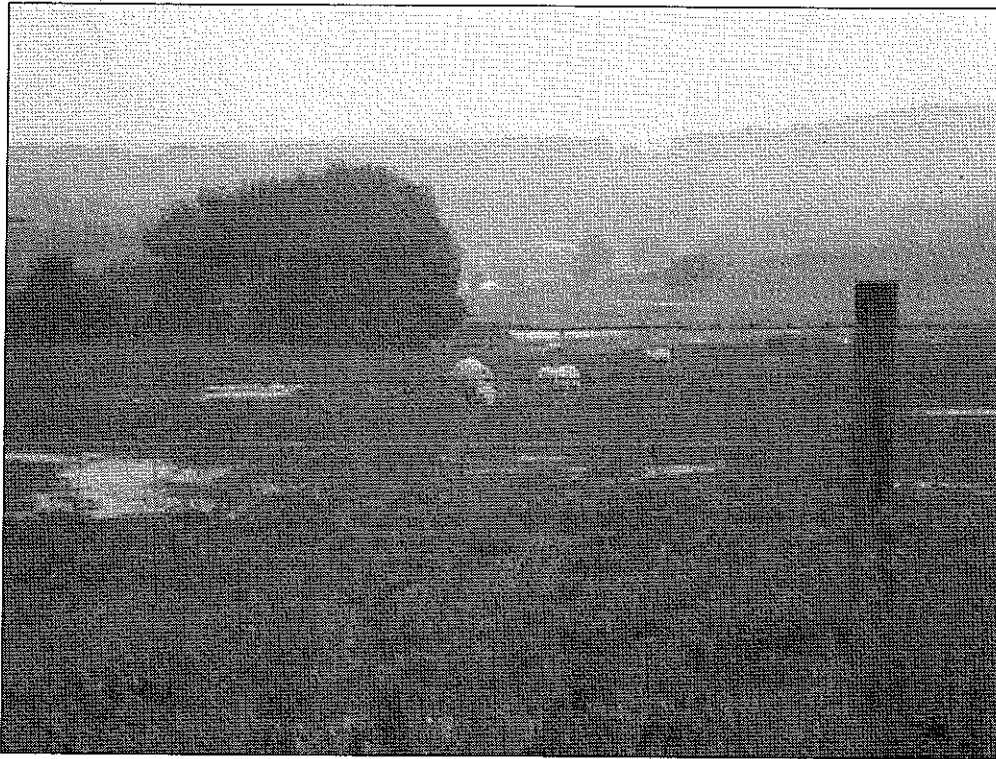
A – The existing and proposed site is not visible from this location due to the structures associated with the sewage works and the planting/screening around that development



B – The existing holiday static area is visible from this location (between the large grey building and trees) however the new proposed areas will not be visible



C – From this location the existing static and touring fields are visible however the existing storage area is not visible and therefore the new static area would also not be visible. The proposed storage area is also not visible due to the topography of the land and existing screening



D – This is a similar viewpoint to C. However, more of the existing static area is visible. The new static area would however be screened by existing trees.

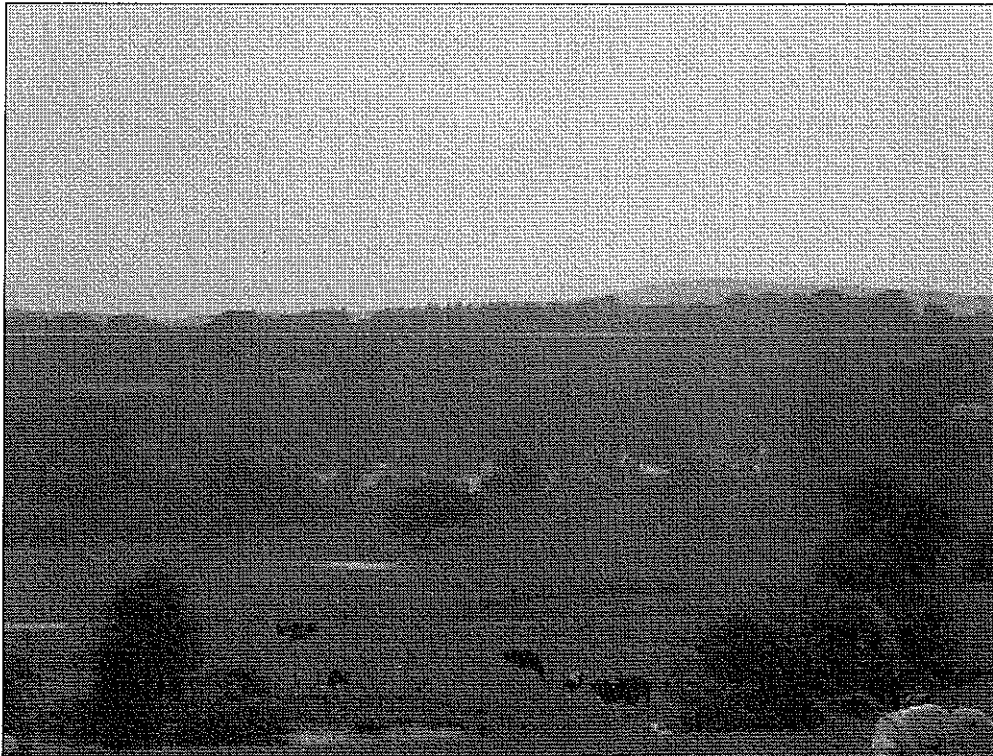


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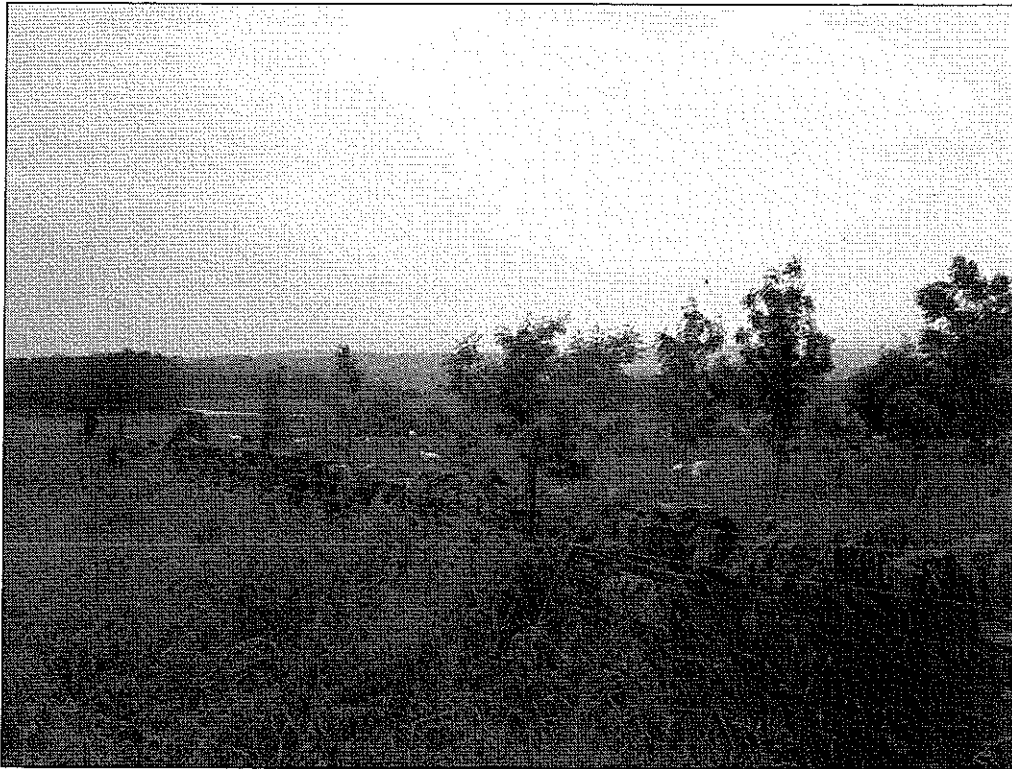
E – Similar viewpoint to C and D. However more of the field where the new storage area and dwelling are proposed is visible (circled in red). Additional planting will help to screen the small amount of touring caravans that would be visible. (Please turn to page 9 for additional information)



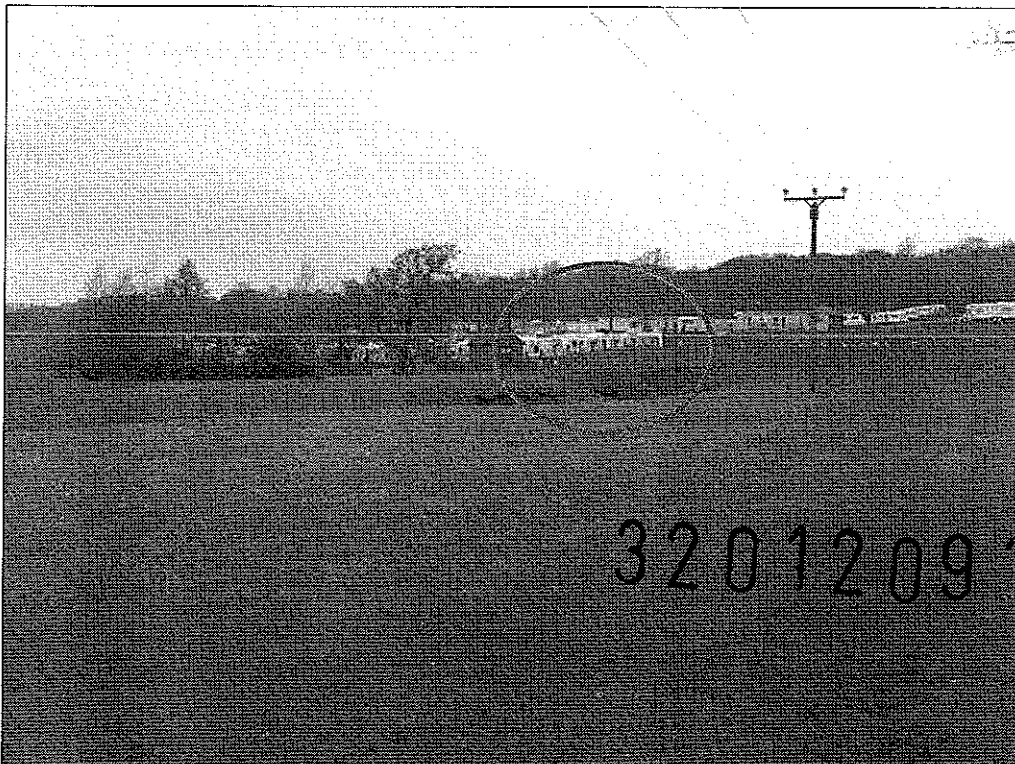
F – Due to the topography of the land only the existing site is visible from this viewpoint



G – Due to new planting none of the site is visible from this location

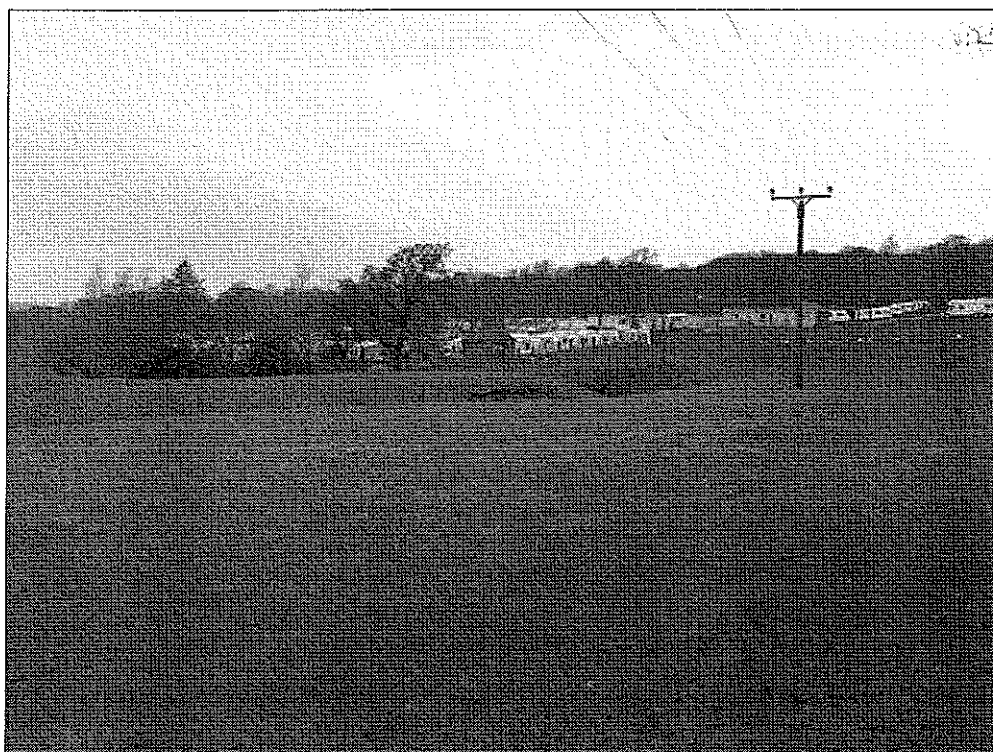


H – A view towards the existing park. Additional screening is proposed where the red circle is and therefore the new static area and existing static area will be well screened by existing and proposed planting of native species. This is an overall improvement from this viewpoint.

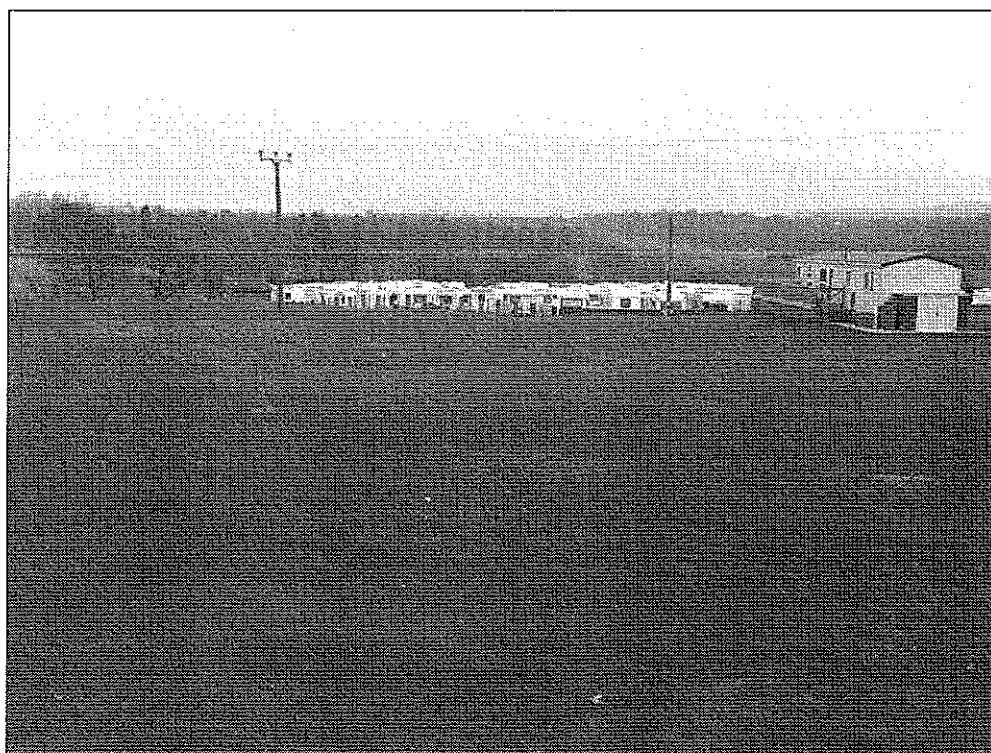


320120910P

I – A view from further south on the footpath shows the existing trees already screening the existing storage area. The additional planting and landscaping proposed would help to minimise any adverse impact on the character and openness of the Green Belt from the new static caravan development



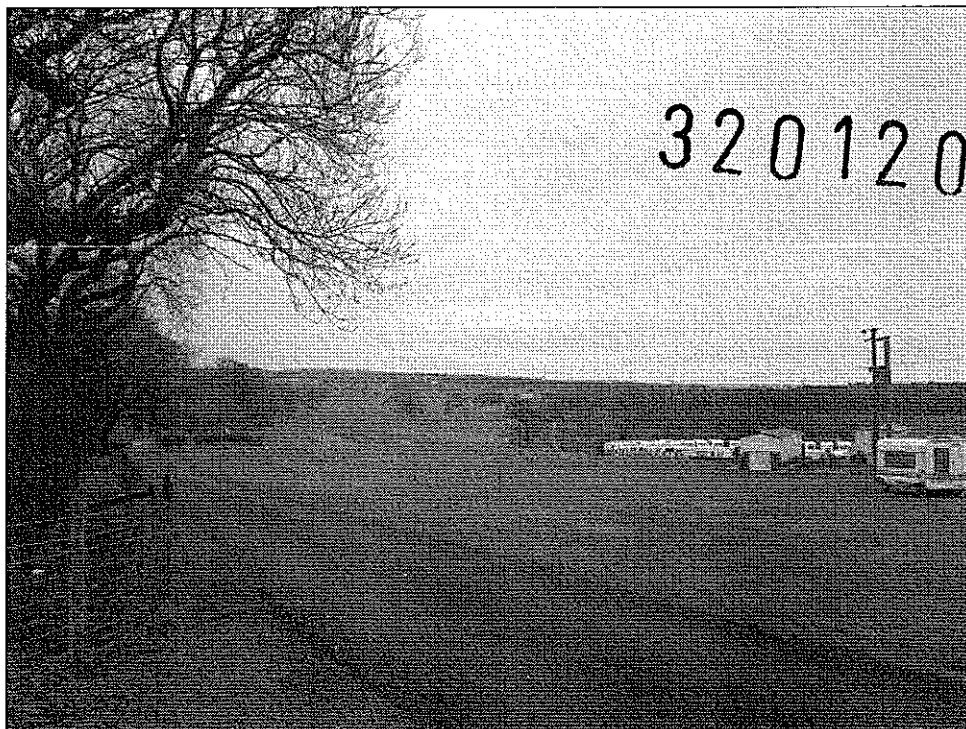
J – A view of the existing storage area which shows a large mass of white. The new proposal for modern static caravans, effective landscaping and screening will be an overall improvement on the landscape and help to enhance the very qualities of the Green Belt which attract people to this location



K – A view from the footpath to the new field where the managers dwelling is proposed (part of a separate application) and the new storage area. Screening is proposed along the northern boundary of the storage area which will add to the existing woodland and therefore help to assimilate into the existing landscape



L – From the same location as K looking directly south showing the large block of white touring caravans. The new static development with environmentally green colours will be well screened and therefore minimising any adverse impact on users of the path. This proposal will actually improve the visual impact that is currently experienced by footpath users.

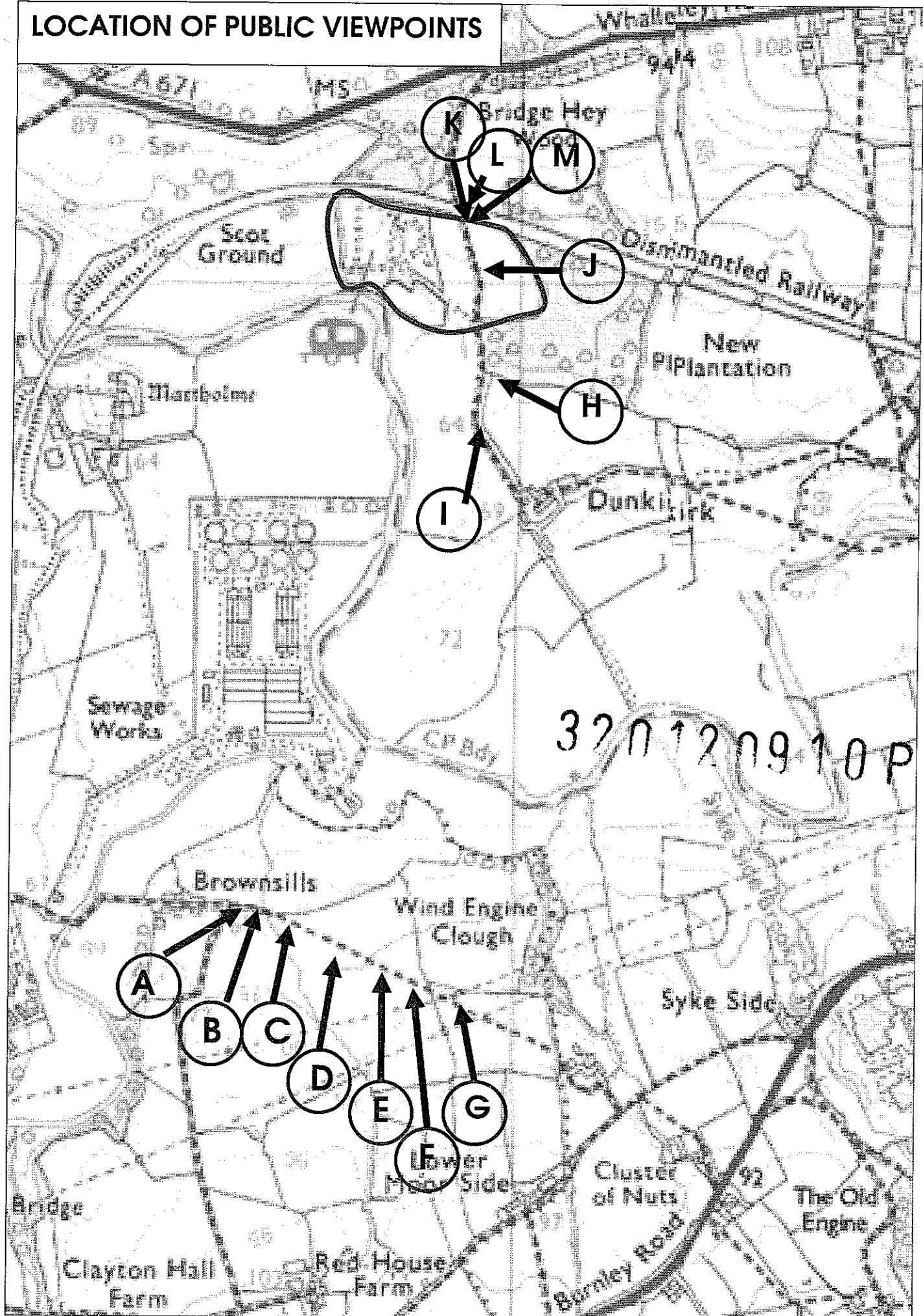


320120910P

M – The first view of the existing caravan site for footpath users. The existing storage area, therefore the new static area, is not the first sight of caravans and therefore the footpath users are already walking through an existing park. The effective design, landscaping and screening ensure that users of the footpath are not adversely impacted by the new proposals.



LOCATION OF PUBLIC VIEWPOINTS



Public Viewpoint E

Existing static area visible from the public footpath

Existing touring caravan area

Proposed location of manager's dwelling will be located behind this strip of trees and therefore not be visible from this viewpoint

Proposed location of the new caravan storage area. The majority of this site will not be visible from this location. Additional planting is proposed in the south-western section of the site which will enhance the existing woodland whilst also screening the new storage caravan area.

Existing storage area is screened from the existing strip of trees to the south of the site. Therefore the new holiday static caravan area will not be visible from this viewpoint

please ask for: Gareth Fort

direct line: 01200 414501

email: gareth.fort@ribblevalley.gov.uk

my ref: RV/2012/ENQ/00040

your ref:

date: April 18, 2012

320120910P

Dear Mr Sweeting,

PRE APPLICATION ADVICE BRIDGE HEY WOOD CARAVAN SITE READ

I am writing in response to your request for pre- application advice in respect of the above- named site.

The proposal

You are seeking in- principle advice on the following proposals: firstly; the relocation of the storage area; secondly the development of existing storage area with further static holiday caravans; thirdly, the construction of a dwelling and management office at the entrance to the Park.

We discussed the proposals in detail at the site visit, and looked at various locations for siting of the proposed house.

Planning Policy Background

In assessing these proposals, I have been mindful of policy in the Ribble Valley Districtwide Local Plan in respect of general development control (G1), development outside of settlement boundaries (G5), Green Belts (ENV 4), general policy on recreation and tourism (RT1); those relating to caravan sites (RT5 & RT6); and policy relating to dwellings in the open countryside (H2).

I have also had regard to the National Planning Policy Framework, particularly the policies relating to Green Belts, housing, and rural tourism.

General Development Control Issues

The Local Plan states that all development proposals will be expected to provide a high standard of building design and landscape quality, development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.

Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature. A safe access should be provided to accommodate the scale and type of traffic generation. Particular emphasis will be placed on visual appearance and the relationship to surroundings of development on any existing amenities. Materials used should be sympathetic to the area.

Development outside of settlement boundaries

The Local Plan, in policy G5 states that planning consent will only be granted for small-scale developments which are *inter alia*: essential to the local economy or social well being of the area; or small- scale tourism developments.

The policy recognises the need to protect the countryside from inappropriate development, but seeks to strike a balance accepting that the countryside is a working area and a source of many Ribble Valley residents' livelihoods. There is need to manage development pressures to avoid harming the basic character of the area.

In terms of new housing in the open countryside, the Local Plan states, in policy H2 that outside settlement boundaries residential development will be limited. Among other categories is development essential for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area. Development should be appropriately sited and landscaped. In addition, scale, design and materials used must reflect the character of the area, and the nature of the enterprise. In order to determine an application for a dwelling of this type, the need for new development will have to be demonstrated by the applicant. This assessment is likely to include to what extent it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times; the scale and nature of the enterprise; and the extent to which any existing accommodation in the area is suitable and available for occupation by the workers concerned.

In terms of siting, the policy suggests that wherever practical the new development should be related to existing dwellings; the dwelling should have a limited impact on the landscape; the development should not cause undue expense to any public authority or statutory undertaker; dwellings should normally be of a two storey construction and of a design traditional to the area.

The recently published National Planning Policy Framework yields the following policy advice on new residential development within the countryside. It states at paragraph 55 that "Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside."

Green Belts

Local Plan policy in relation to green belts is contained within Policy ENV 4. This states that planning permission will not be granted except in very special circumstances, for the erection of new buildings other than for the purposes of agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.

The National Planning Policy Framework, on the subject of Green Belts states, at paragraph 79: "The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

Local Planning Authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to retain and enhance landscapes, visual amenity and bio-diversity.

The NPPF states that inappropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Construction of new buildings within the Green Belt should be regarded as inappropriate, with exceptions, including *inter alia* limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than existing development.

Tourism

The Local Plan's general policy on recreation and tourism is contained within RT1. The policy states that development proposals that extend the range of tourism and visitor facilities within the borough will be approved subject to a number of criteria. These include that the proposal must not conflict with other policies of the Local Plan; that the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings; the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design; the proposals should be well related to the existing highway network.

Policy RT 5 outlines the approach to static caravan sites. It states that the Council will approve proposals for the extension of existing sites providing that the development is not intrusive in the landscape; has a safe access or is capable of being improved to a safe standard; is not situated on land that is susceptible to flooding. Consideration of ENV 4, where relevant is of particular importance in assessing proposals. The proposal's size, siting and design should not prejudice the primary purposes of the green belt.

RT 6 outlines policy in relation to touring caravan sites. Of relevance to these proposals is the policy on site size, sites catering for more than 50 touring caravans are likely to give rise to difficulties in terms of visual effect on the wider landscape and local environmental impact. In terms of location, the site should blend into the landscape and be capable of being screened from both local and more distant viewpoints. Proposals within the green belt would be acceptable, only where by virtue of the development's scale, siting and design does not prejudice the primary purposes of the green belt.

The National Guidance in NPPF in relation to rural tourism and economic development is included in paragraph 28, which states that local plans should "support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres."

Proposal 1: Relocation of Storage Area

In assessing your proposal to relocate the storage area, I have been particularly mindful of the local and national policies in relation to green belts, and local policy with regard to touring caravan sites.

We discussed this proposal onsite. The development would require earthworks, and would be located within a depression in the land, screened by existing tree cover. However, it is my view that relocation of the storage area is contrary to policies, which protect the openness of the green belt from inappropriate development. The siting of over 50 caravans in the site would be likely to have an adverse impact on the overall openness of the area, and landscape quality, and this proposal, in my view would be unlikely to receive planning consent.

Proposal 2: Development of Storage Area with Static Holiday Caravans

In assessing this element of the proposal, I have been particularly mindful of policies with regard to Green Belt, and national and local policies regarding rural tourist uses, particularly static caravan park extensions.

It is my view that, in principle, a proposal to change the use of this site from storage to a development of static holiday caravans is acceptable. The development would be likely to have a more limited visual impact than the current use, would use brownfield land, and is more in line with policies seeking to promote sustainable tourism and rural economic development.

Any application for development of the site would have to be accompanied by appropriate flood risk assessment.

In line with Policy G1 I also sought comments from Lancashire County Council Highways in respect of the proposal. The Council have no objections in principle to the location of a further 15- 20 caravans within the site on road safety grounds. There would be no discernible detrimental highway impact and the existing level of activity has not highlighted any highway safety concerns.

Proposal 3: Development of a Dwelling at the Entrance to the Park

In assessing this proposal I have had regard to Green Belt policies, and national and local housing policy.

It is my view that the development of a permanent dwelling at the proposed location would be difficult to justify in terms of the tests set out in the previous paragraphs. The applicant would have to demonstrate the need for the new dwelling, and show how the need could not be accommodated within a larger static caravan within the site. The development of a new house at either location A or B would be isolated and physically separated from either the park, or in the wider Read/ Simonstone area. Whilst mindful of the owners' desire to improve security onsite, I cannot see this factor outweighing national and local policy in relation to a scheme of this type.

It is my view that securing permission for this element of the scheme is unlikely on the basis of the planning policies that I have outlined above.

Conclusion

As outlined above, it is my opinion that the proposal to relocate the storage area would be unlikely to secure planning permission, though the proposal to change the use of the storage area, and develop it for static caravan use would be acceptable in planning terms. I also have reservations about the development of a permanent dwelling on the site given the strong national and local policy in relation to greenbelts and development within the open countryside, and feel that a development of this type would be difficult to justify in this instance.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre- application enquiry, which sought guidance on the general principle of development on this site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely

320120910P

Gareth Fort
Pre- planning advice officer

Mr D Sweeting
GVA Humberts Leisure
First Floor City Point
29 King Street
Leeds
LS1 2HL

2012 RANGE

320120910P

ATLAS

LEISURE HOMES



LILAC LODGE • JASMINE LODGE • SAGITTARIUS • PISCES
TAURUS • CAPRICORN • ANDROMEDA • CHORUS • AURORA • GEMINI

ATLAS LEISURE HOMES



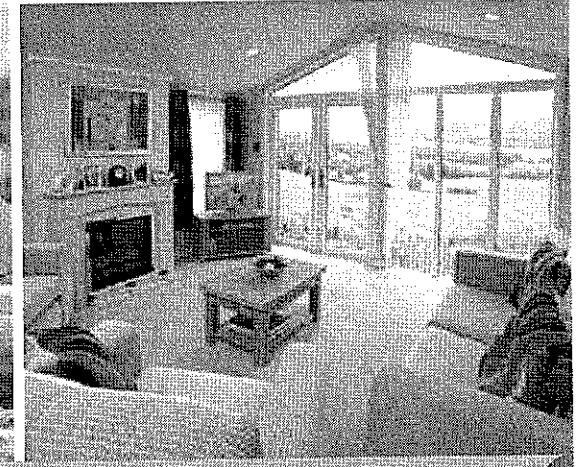
Welcome to the exciting new range of holiday homes from Atlas

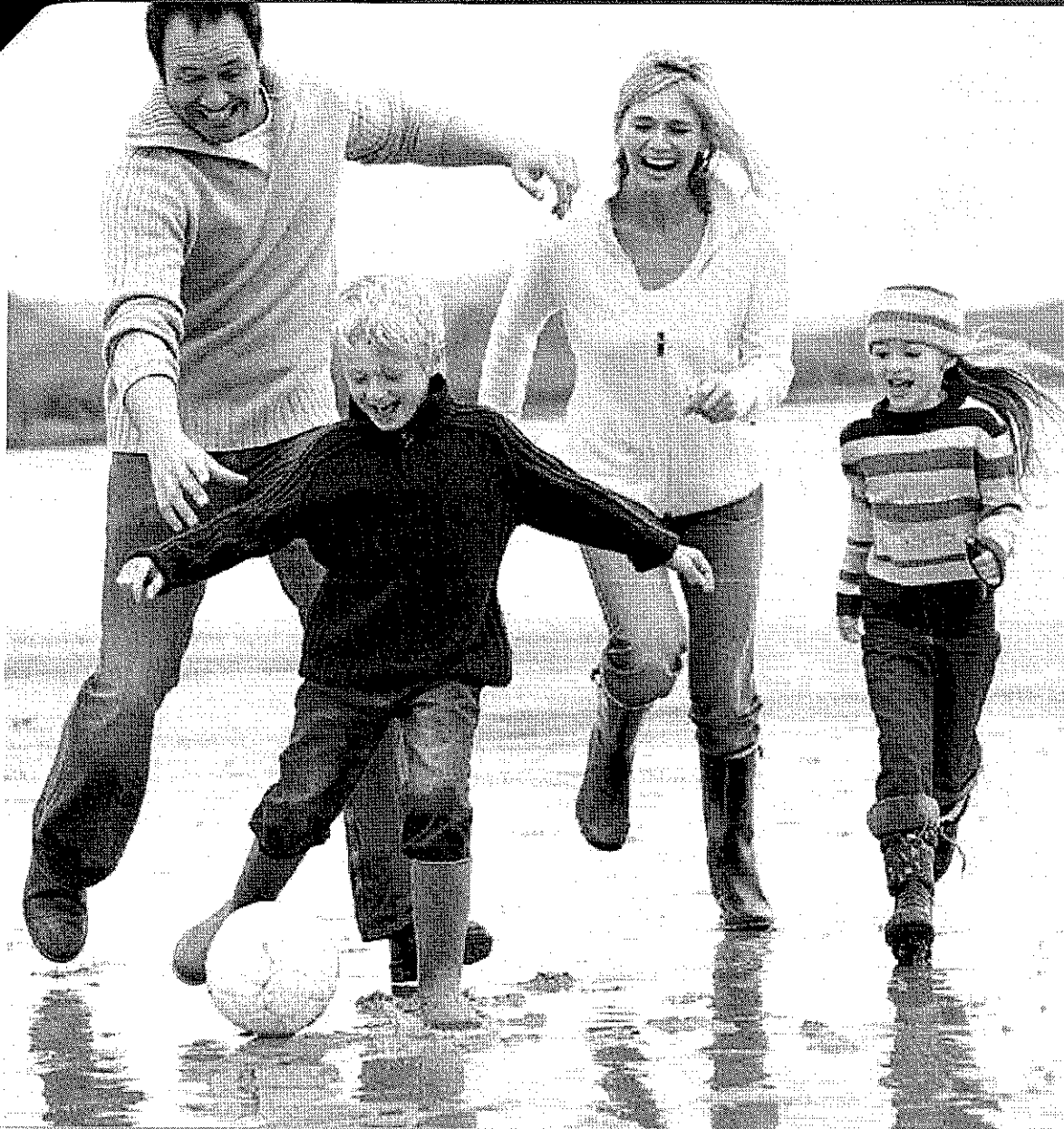
Atlas Leisure Homes has led the way in holiday home design for over 30 years and the new 2012 range further enhances its reputation for offering only the highest quality leisure homes backed up by service which is second to none

We have invested in the latest manufacturing techniques and combined this with quality checks at every stage of the production process to ensure total customer satisfaction

With striking exteriors and stylish interiors each model has comfortable high quality furnishings contemporary fabrics stylish fittings and an array of practical features

With an unrivalled choice the 2012 range from Atlas has something for everyone Whatever your taste and budget you will feel truly at home in your Atlas holiday home





GEMINI-2 - a relaxed -welcoming environment

4-5

AURORA-3 - spacious living for the whole family

6-7

CHORUS-3 - your home from home

8-9

ANDROMEDA-3 - modern charm and elegance

10-11

CAPRICORN-3 - comfort and style

12-13

TAURUS-2 - ingenious contemporary design

14-15

PISCES - a combination of space and luxury

16-17

SAGITTARIUS-3 - traditional elegance

18-19

JASMINE LODGE-3 - the ultimate in luxury and style

20-21

LILAC LODGE-2 - appreciate the difference

22-23

PRIMA-3 - the continental standard

24

BUILDING SOLUTIONS

25

EXTERNAL DIMENSIONS

26-27



The new Gemini-2 has been tastefully redesigned to offer a stylish yet relaxed living environment

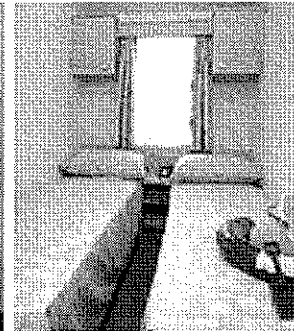
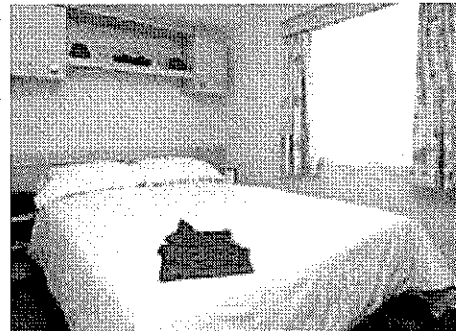
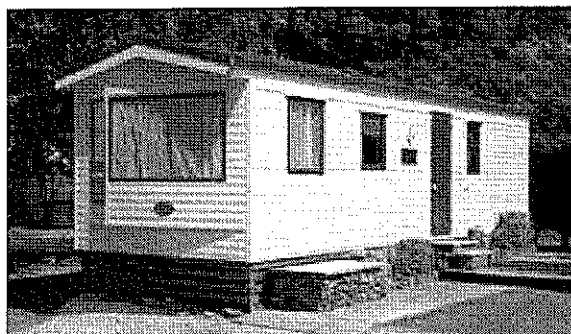
The open plan living area features co-ordinating soft furnishings which make this charming home feel warm and cosy at all times

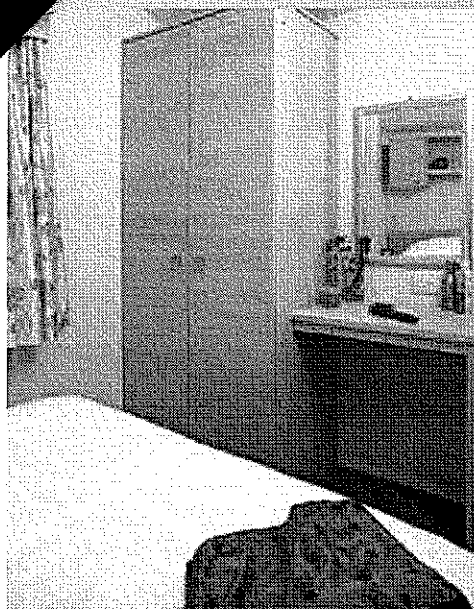
With plenty of seating and a dinette style dining area adjoining the stylish kitchen, this is the ideal place to entertain friends and prepare family meals

The Gemini-2 is now available in two levels of specification and three different sizes giving you plenty of flexibility to choose a home that meets your precise requirements



Model illustrated is the Gemini-2 Excel





INTEGRATED OVEN
COMPLETE WITH GRILL
AND FOUR RING HOB
WITH ELECTRONIC
IGNITION

SPACIOUS, OPEN PLAN
LIVING AREA WITH
VAULTED CEILINGS



GAS FIRE WITH
OPTIONAL GAS COMBI
CENTRAL HEATING
WITH THERMOSTATIC
RADIATOR VALVES

FULLY LINED CURTAINS
AND NET CURTAINS
THROUGHOUT WITH
VENETIAN BLIND IN
BATHROOM

FOR FULL DETAILS OF
EXTERNAL DIMENSIONS
FOR THIS RANGE
SEE PAGES 26/27

EXTERIOR

- Plastisol coated steel pontile pitched roof
- Logged hot and cold water exterior pipework

INTERIOR

- Vaulted ceilings throughout
- Flush internal doors with satin steel domestic style door handles
- Energy efficient lighting
- Carbon Monoxide detector smoke alarm and fire extinguisher

LOUNGE

- Contemporary gas fire
- Fully lined curtains
- Net curtains

KITCHEN

- Integrated 600 wide oven and 4 ring hob with electronic ignition incorporating grill
- Appliance shelf and socket
- Venetian blind

DINING AREA

- Dinette style dining area and freestanding table
- Fully lined curtains
- Net curtains

BEDROOMS

- Freestanding metal bed frames with interior sprung mattresses
- Twin beds combine to make a double bed if required
- Under bed storage
- Fully lined curtains
- Net curtains

BATHROOM & WC

- Close coupled toilet
- Thermostatic shower mixer
- Venetian blind
- Wall mounted extractor fan to shower room

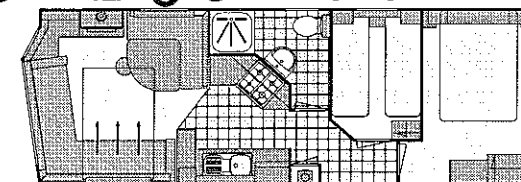
OPTIONS

- Gas combi central heating with thermostatic radiator valves
- Double glazed PVCu exterior door and windows
- Electric plinth heaters and heated towel rails for bedrooms and bathroom
- Extra insulation
- Fridge or fridge freezer
- Environmental colours

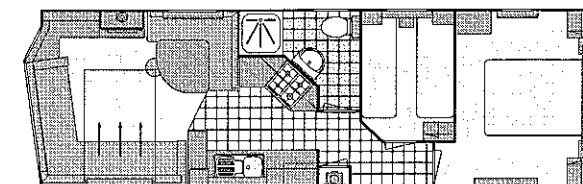
GEMINI-2 EXCEL layouts as shown below have the following additional features

- Exterior light
- Lift up storage bed and top lockers to main bedroom
- 'Gazunda' bed to one twin bedroom
- Top lockers in twin bedrooms
- Shaver light in shower room
- Recirculating extractor fan in kitchen and additional cupboard space
- Deep Sprung seating armrests and fabric kicking boards to lounge seating
- Fold out bed action to lounge seating
- Underlay to lounge carpet

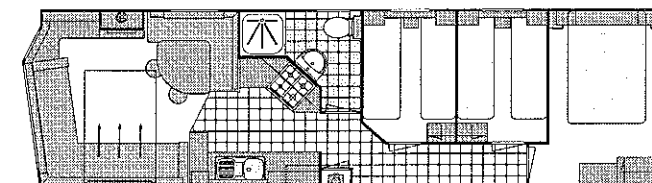
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28 x 10 - 2 bedroom 6 berth



32 x 10 - 2 bedroom 6 berth



35 x 10 - 3 bedroom 8 berth

TV, DVD player, fridge, microwave, duvets, pillows and all other ornaments are for display only.

ATLAS

AURORA-3 – spacious living for the whole family

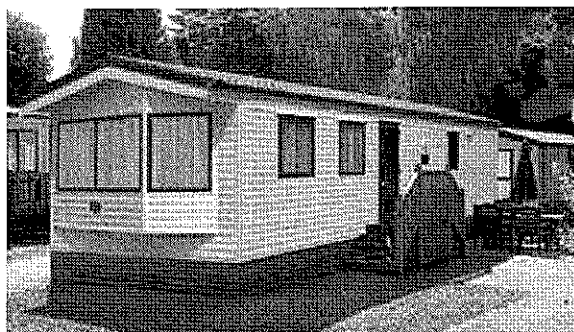
The great value Aurora-3 offers an impressive and spacious interior for the whole family

The attractive open plan living area features a fully vaulted ceiling, stylish fitted cabinets, a contemporary gas fire and relaxing, co-ordinating soft furnishings.

The range features four models with two or three bedroom layouts, all with the choice of a dinette style dining area or freestanding table and chairs.



Model illustrated is the 35 x 12 – 2 bedroom



320120910P STANDARD FEATURES & SPECIFICATIONS

INTEGRATED OVEN
COMPLETE WITH GRILL
AND FOUR RING HOB
WITH ELECTRONIC
IGNITION



SPACIOUS, OPEN PLAN
LIVING AREA WITH
VAULTED CEILINGS



GAS FIRE WITH
OPTIONAL GAS COMBI
CENTRAL HEATING
WITH THERMOSTATIC
RADIATOR VALVES



FULLY LINED CURTAINS
AND NET CURTAINS
THROUGHOUT WITH
VENETIAN BLINDS IN
BATHROOMS & WC



FOR FULL DETAILS OF
EXTERNAL DIMENSIONS
FOR THIS RANGE
SEE PAGES 26/27

EXTERIOR

- Plastisol coated steel pontile pitched roof
- Lagged hot and cold water exterior pipework
- Under floor insulation
- Exterior Light

INTERIOR

- Vaulted ceilings throughout
- Flush internal doors with satin steel domestic style door handles
- Energy efficient lighting
- Carbon Monoxide detector smoke alarm and fire extinguisher

LOUNGE

- Fold-out sprung bed to lounge seating
- Sprung lounge seat cushions
- Contemporary gas fire
- Fully lined curtains
- Net curtains

KITCHEN

- Integrated 600 wide oven and 4 ring hob with electronic ignition incorporating grill
- Appliance shelf and socket
- Venetian blind

DINING AREA

- Dinerette style dining area and freestanding table
- Optional freestanding table and chairs layout
- Fully lined curtains
- Net curtains

BEDROOMS

- Freestanding metal bed frames with interior sprung mattresses
- Twin beds combine to make a double bed if required
- Under bed storage
- Fully lined curtains
- Net curtains

BATHROOMS & WC

- Close coupled toilet(s)
- Thermostatic shower mixer
- Venetian blind/s
- Wall mounted extractor fan to shower room

OPTIONS

- Gas combi central heating with thermostatic radiator valves
- Double glazed PVCu exterior door and windows
- Freestanding dining table and upholstered chairs (available only at time of manufacture)
- Electric plinth heaters and heated towel rail(s)
- Extra insulation
- Fridge or fridge freezer
- Environmental colours
- Recirculating extractor over hob
- Shaver light in bathroom

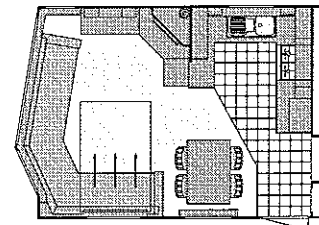
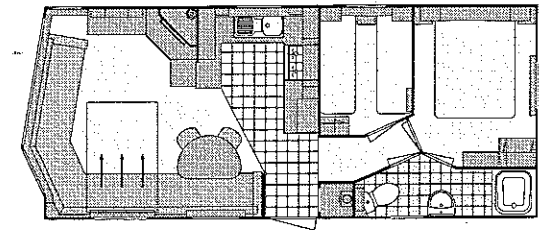


Table and chair option



28 x 12 - 2 bedroom 6 berth

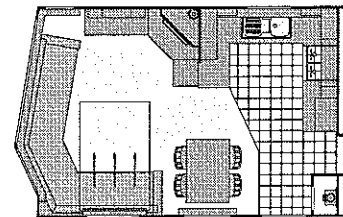
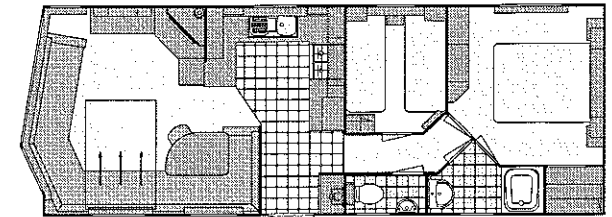


Table and chair option



32 x 12 - 2 bedroom 6 berth

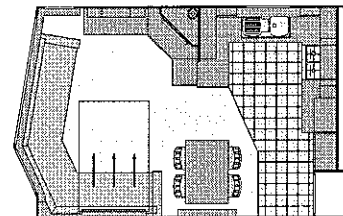
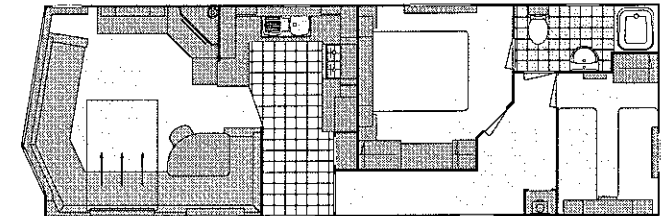


Table and chair option



35 x 12 - 2 bedroom 6 berth

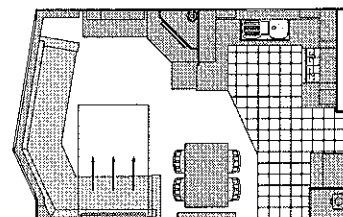
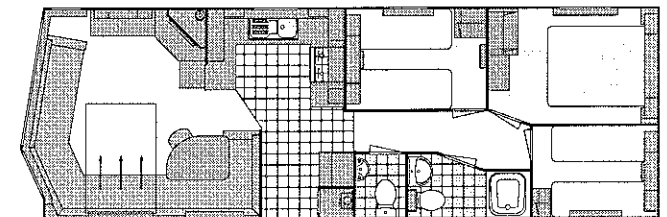


Table and chair option



35 x 12 - 3 bedroom 8 berth

TV, DVD player, fridge, microwave, duvets, pillows and all other ornaments are for display only.



The combination of stylish design and contemporary interior makes the Chorus-3 a firm favourite

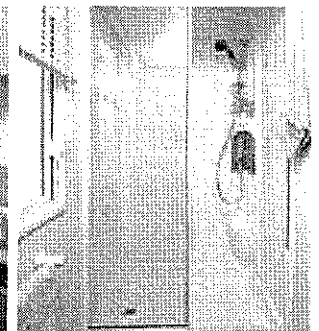
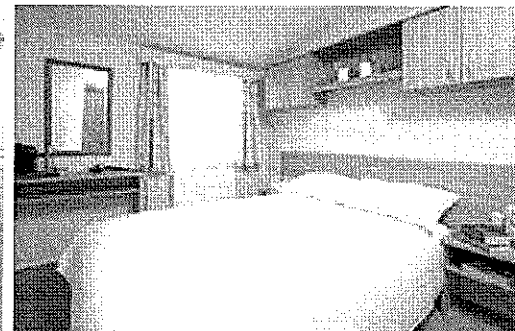
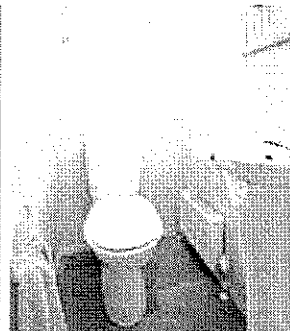
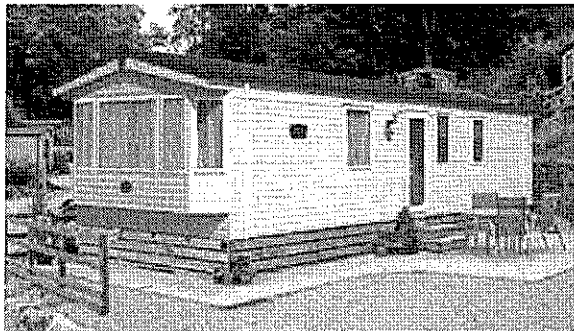
With an open plan living area featuring elegant soft furnishings and ample seating, the Chorus-3 is an ideal holiday home whether relaxing with family or entertaining guests

The kitchen features expansive work surfaces and integrated appliances and is both an attractive and practical work space

Available in 2 or 3 bedroom layouts contemporary styling can be seen throughout this delightful holiday home



Model illustrated is the 35 x 12 – 2 bedroom



STANDARD FEATURES & SPECIFICATIONS



**GAS COMBI
CENTRAL HEATING
WITH THERMOSTATIC
RADIATOR VALVES**



**INTEGRATED OVEN
COMPLETE WITH GRILL
AND FOUR RING HOB
WITH ELECTRONIC
IGNITION**



**BATHROOM WITH
THERMOSTATIC SHOWER
AND WALL MOUNTED
EXTRACTOR**



**INTEGRATED FRIDGE
FREEZER WITH
APPLIANCE SHELF AND
SOCKET ABOVE**



**FOR FULL DETAILS OF
EXTERNAL DIMENSIONS
FOR THIS RANGE
SEE PAGES 26/27**



EXTERIOR

- Double glazed PVCu exterior door and windows
- Plastisol coated steel pantile pitched roof
- Lagged hot and cold water exterior pipework
- Under floor insulation
- Exterior Light
- Extra insulation

INTERIOR

- Gas combi CH with thermostatic radiator valves
- Vaulted ceilings throughout with ceiling cornice in lounge and kitchen
- Flush woodgrain effect internal doors with satin steel domestic style door handles
- Energy efficient lighting
- Carbon Monoxide detector smoke alarm and fire extinguisher
- Underlay fitted beneath all carpets
- Fitted door mat
- Hallway storage cupboard

LOUNGE

- Fold-out sprung bed to lounge seating
- Sprung lounge seat cushions
- Contemporary gas fire
- Net curtains
- Framed print

KITCHEN

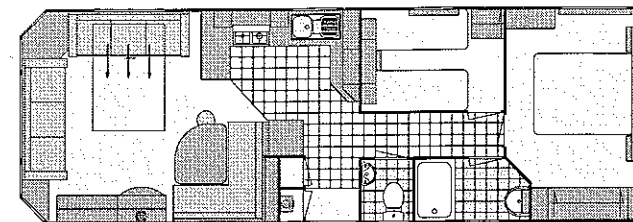
- Integrated 600 wide oven and 4 ring hob with electronic ignition incorporating grill
- Integrated fridge freezer
- Appliance shelf and socket
- 40mm high pressure bonded laminate work surfaces
- Venetian blinds

DINING AREA

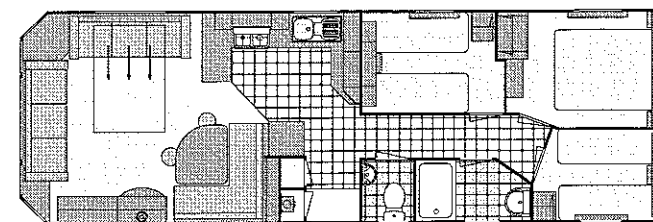
- Dinette style dining area and freestanding table
- Net curtains

BEDROOMS

- Freestanding metal bed frames with interior sprung mattresses
- Twin beds combine to make a double bed
- Under bed storage
- Net curtains



35 x 12 – 2 bedroom 6 berth



36 x 12 – 3 bedroom 8 berth

320120910P

BATHROOMS & WC

- Close coupled toilet
- Thermostatic shower mixers
- Wall mounted extractor fan to shower room
- Venetian blinds

OPTIONS

- Environmental colours
- Canexel exterior cladding
- Rigid PVC exterior cladding
- Timber cladding (will require routine maintenance)

TV, DVD player, microwave, duvets, pillows and all other ornaments are for display only. Lounge scatter cushions are available as an option



A classic holiday home the Andromeda-3 exudes charm and elegance

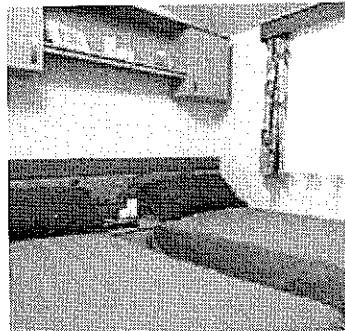
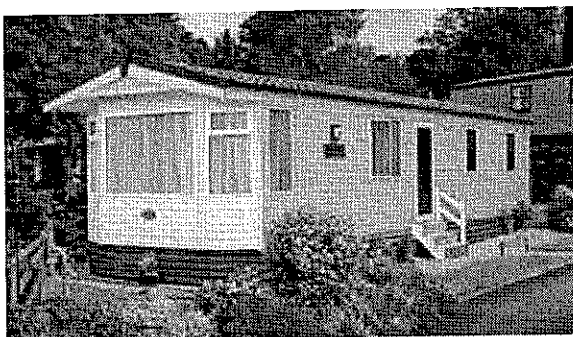
The beautifully furnished living area with sofa-style seating adjoins a modern fitted kitchen with integrated oven and hob – the perfect place to make family meals or entertain friends

The dining area features a freestanding dining table and comfortable upholstered chairs

Available with 2 and 3 bedroom layouts, the Andromeda-3 also has the option of front French doors in the lounge area



Model illustrated is the 35 x 12 – 2 bedroom



INTEGRATED OVEN
COMPLETE WITH GRILL
AND FOUR RING HOB
WITH ELECTRONIC
IGNITION



SPACIOUS LOUNGE
COMPLETE WITH
CEILING CORNICE,
MIRROR AND
FRAMED PRINT



ELECTRIC FIRE WITH
OPTIONAL GAS COMBI
CENTRAL HEATING
WITH THERMOSTATIC
RADIATOR VALVES



OPTIONAL LOUNGE
LAYOUT WITH FRONT
FRENCH DOORS,
'L' SHAPED SETTEE
AND ARMCHAIR



FOR FULL DETAILS OF
EXTERNAL DIMENSIONS
FOR THIS RANGE
SEE PAGES 26/27

EXTERIOR

- Plastisol coated steel pontile pitched roof
- Logged hot and cold water exterior pipework
- Under floor insulation
- Exterior Light
- Colour co-ordinated downpipes

INTERIOR

- Vaulted ceilings throughout with ceiling cornice in lounge and kitchen
- Flush internal doors with satin steel domestic style door handles
- Energy efficient lighting
- Carbon Monoxide detector smoke alarm and fire extinguisher
- Underlay fitted beneath all carpets

LOUNGE

- Optional lounge layout with Front French Doors 'L' shaped settee and armchair (armchair not available in 28/2)
- Fold-out sprung bed to lounge seating
- Contemporary electric fire in a domestic styled fire surround
- Fully lined curtains
- Net curtains
- Framed print

OPTIONS

- Gas combi central heating with thermostatic radiator valves
- Double glazed PVCu exterior door and windows
- Double glazed PVCu Front French Doors
- Extra insulation
- Electric plinth heaters and heated towel rail(s)
- Fridge or fridge freezer
- Environmental colours
- Canexel exterior cladding
- Rigid PVC exterior cladding
- Timber cladding (will require routine maintenance)

KITCHEN

- Integrated 600 wide oven and 4 ring hob with electronic ignition incorporating grill
- Recirculating hood above hob
- Appliance shelf and socket
- 40mm high pressure bonded laminate work surfaces with matching upstands
- Venetian blind

DINING AREA

- Freestanding dining table and upholstered chairs
- Fully lined curtains
- Net curtains

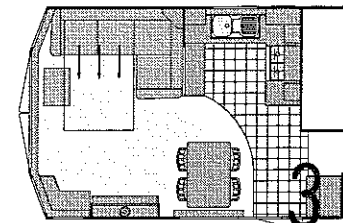
BEDROOMS

- Freestanding metal bed frames with interior sprung mattresses
- Twin beds combine to make a double bed if required

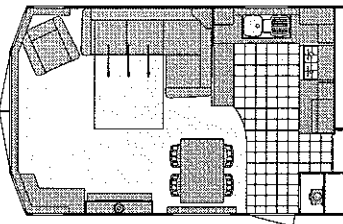
- Under bed storage
- Fully lined curtains
- Net curtains

BATHROOM & WC

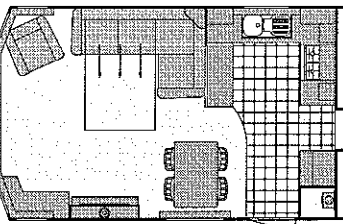
- Close coupled toilet(s)
- Thermostatic shower mixer
- Venetian blinds
- Wall mounted extractor fan to shower room



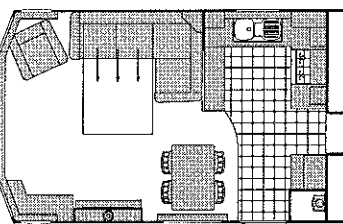
Front door option



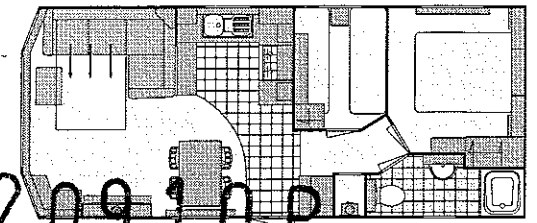
Front door option



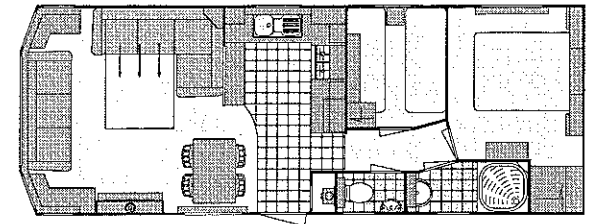
Front door option



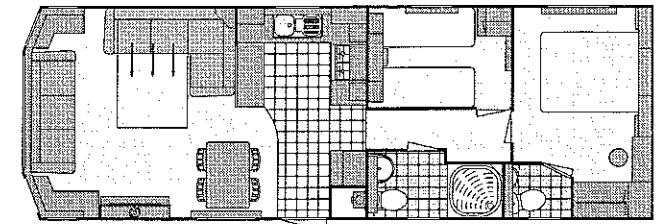
Front door option



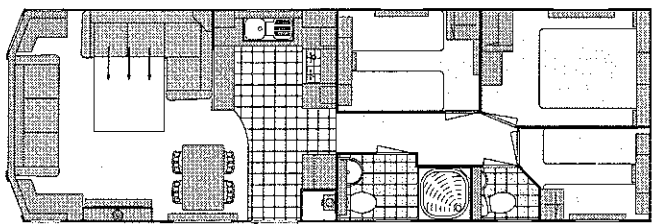
28 x 12 - 2 bedroom 6 berth



32 x 12 - 2 bedroom 6 berth



35 x 12 - 2 bedroom 6 berth



36 x 12 - 3 bedroom 8 berth

TV, DVD player, fridge, microwave duvets, pillows and all other ornaments are for display only.

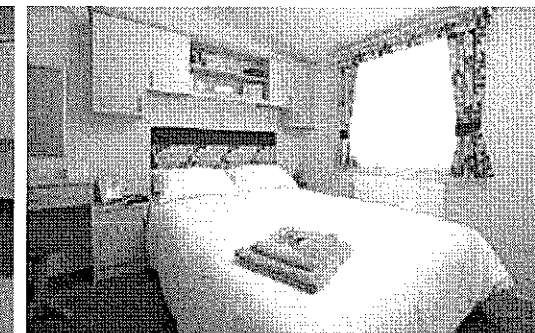
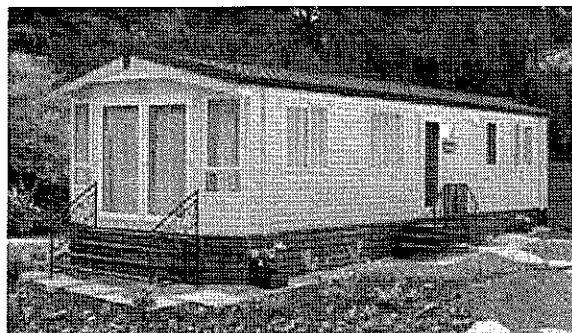
The Capricorn-3 is a delightful holiday home furnished with contemporary and stylish décor throughout

The spacious lounge features both two and three-seater fixed sofas carefully positioned to take advantage of the views from the large panoramic front windows

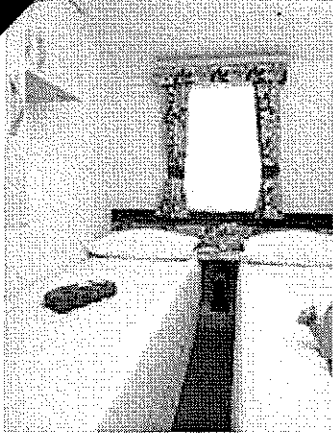
The dining area with freestanding dining table and upholstered chairs adjoins a modern fitted kitchen with a stylish arched glass and stainless steel cooker hood above the hob

Available in 4 layouts the Capricorn-3 is everything you could want to create a memorable holiday

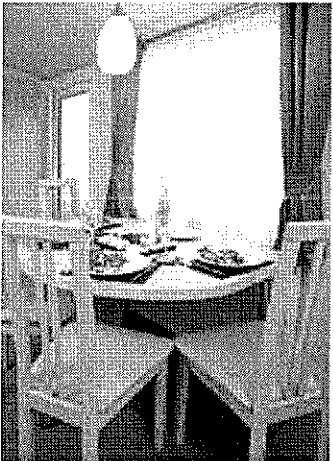
Model illustrated is the 36 x 12 – 2 bedroom with optional front French doors



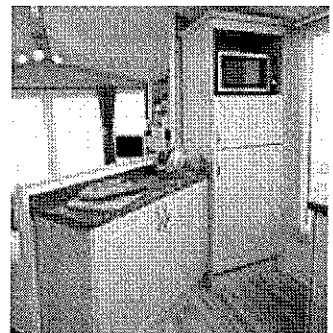
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**INTEGRATED OVEN
COMPLETE WITH GRILL
AND FOUR RING HOB
WITH ELECTRONIC
IGNITION**



**INTEGRATED FRIDGE
FREEZER AND BUILT-IN
RECIRCULATING HOOD
ABOVE HOB**



**CONTEMPORARY
ELECTRIC FIRE IN A
DOMESTIC STYLE
FIRE SURROUND**

**FULLY LINED CURTAINS
AND NET CURTAINS
THROUGHOUT WITH
VENETIAN BLINDS IN
BATHROOMS & WC**

FOR FULL DETAILS OF
EXTERNAL DIMENSIONS
FOR THIS RANGE
SEE PAGES 26/27

EXTERIOR

- Plastisol coated steel pantile pitched roof
- Lagged hot and cold water exterior pipework
- Under floor insulation
- Exterior Light
- Colour co-ordinated downpipes

INTERIOR

- Vaulted ceilings throughout with ceiling cornice in lounge and kitchen
- Flush internal doors with satin steel domestic style door handles
- Energy efficient lighting
- Carbon Monoxide detector smoke alarm and fire extinguisher
- Underlay fitted beneath all carpets

LOUNGE

- Fold-out sprung bed to lounge seating
- Panoramic windows
- Contemporary electric fire in a domestic styled fire surround
- Coffee table
- Freestanding TV/DVD unit
- Fully lined curtains
- Net curtains

OPTIONS

- Gas combi central heating with thermostatic radiator valves
- Double glazed PVCu exterior door and windows
- Double glazed PVCu Front French Doors
- Electric plinth heaters and heated towel rail(s)
- Extra insulation
- Environmental colours
- Canexel exterior cladding
- Rigid PVC exterior cladding
- Timber cladding (will require routine maintenance)

KITCHEN

- Integrated 600 wide oven and 4 ring hob with electronic ignition, incorporating grill
- Integrated fridge freezer
- Glass and stainless steel recirculating hood above hob
- Appliance shelf and socket
- Large feature window
- 40mm high pressure bonded laminate work surfaces with matching upstands
- Venetian blinds

DINING AREA

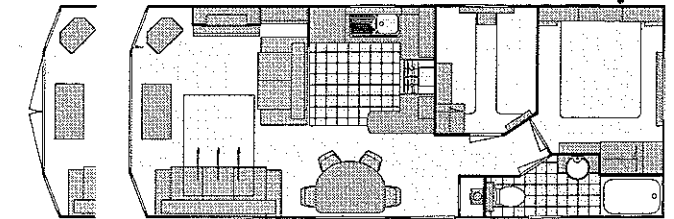
- Freestanding dining table and upholstered chairs
- Fully lined curtains
- Net curtains

BEDROOMS

- Freestanding metal bed frames with interior sprung mattresses
- Twin beds combine to make a double bed if required
- Under bed storage
- Fully lined curtains
- Net curtains

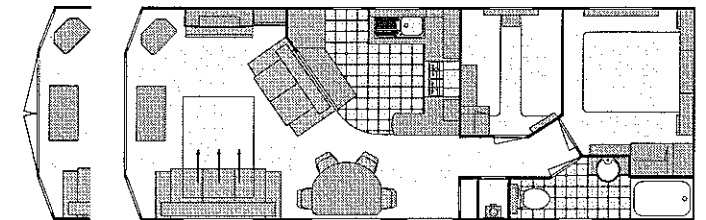
BATHROOM & WC

- Close coupled toilet(s)
- Thermostatic shower mixer
- Vanity sink unit with mirror
- Venetian blinds
- Wall mounted extractor fan to shower room



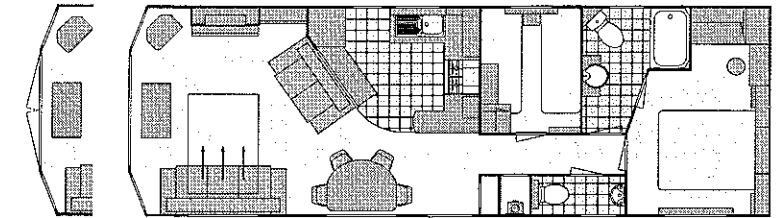
Front door option

28 x 12 - 2 bedroom 6 berth



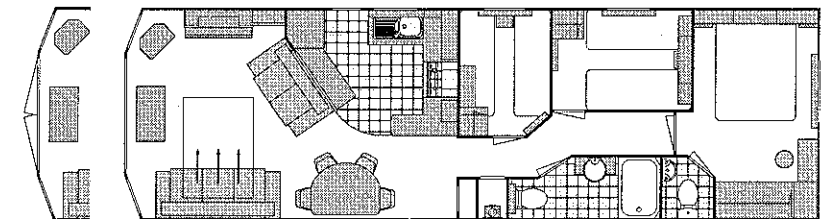
Front door option

32 x 12 - 2 bedroom 6 berth



Front door option

36 x 12 - 2 bedroom 6 berth



Front door option

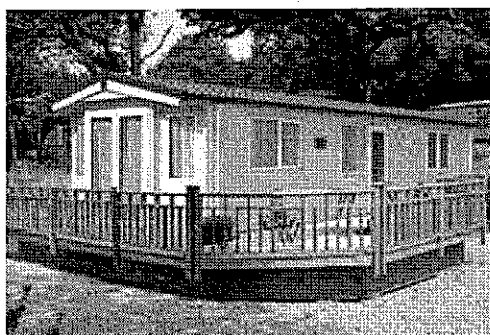
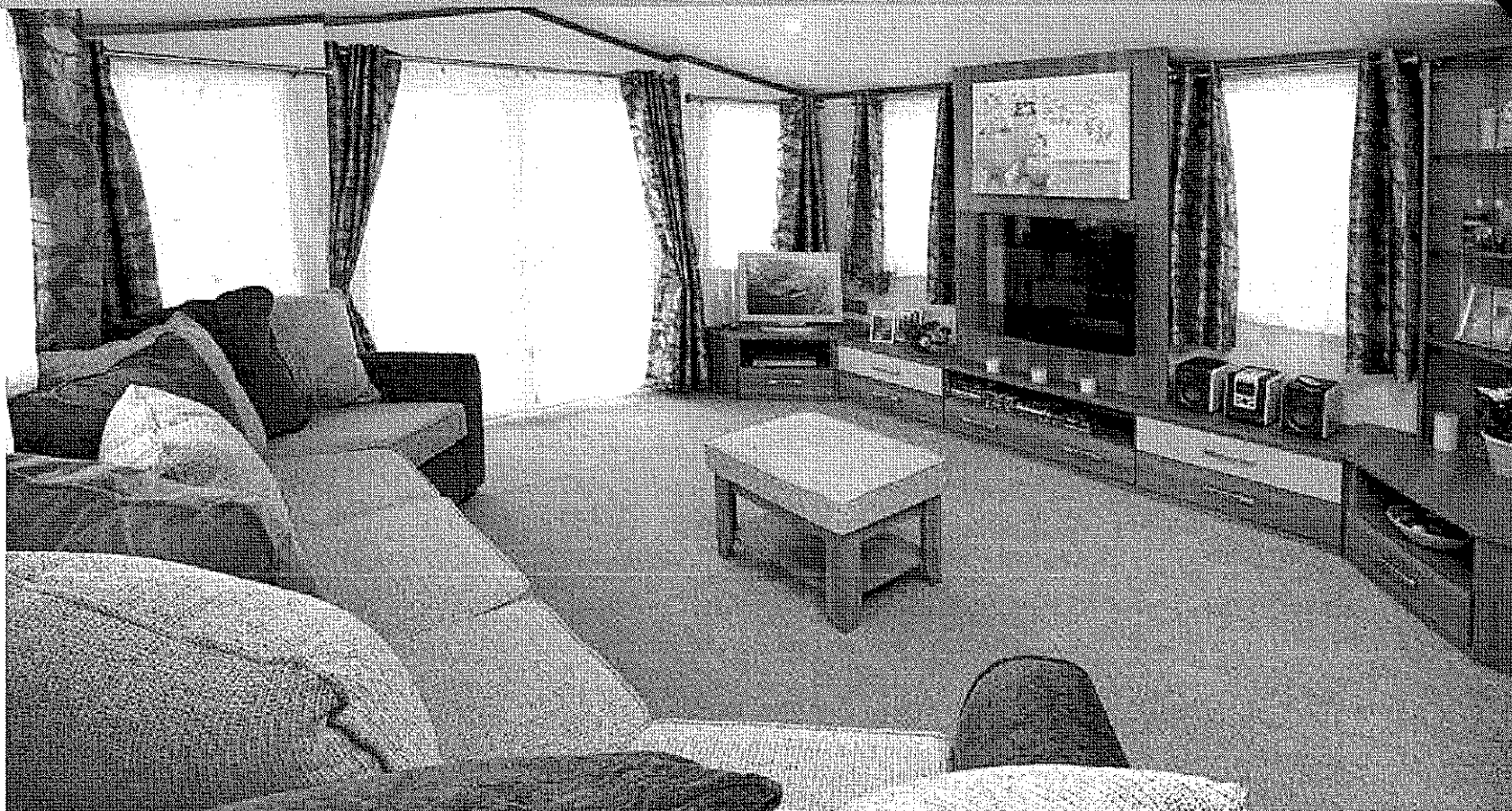
38 x 12 - 3 bedroom 8 berth

TV, DVD player, microwave, duvets, pillows and all other ornaments are for display only.

The Taurus-2 is a stylish leisure home offering a spacious living area with contemporary furniture and exquisite soft furnishings. The curved glass fronted remote controlled fire with canvas style picture above creates a stunning focal feature.

The kitchen with its soft close cupboard doors features a large integrated fridge freezer oven and grill opposite a freestanding dining table and upholstered designer chairs.

The quality continues throughout the two and three bedroom homes with glorious soft furnishings, contemporary fitted furniture, stunning shower room and en suite toilet.



Model illustrated is the 38 x 12 – 2 bedroom with optional front French doors

STANDARD FEATURES & SPECIFICATIONS



INTEGRATED OVEN
COMPLETE WITH GRILL
AND FOUR RING HOB
WITH ELECTRONIC
IGNITION



LARGE CAPACITY
INTEGRATED FRIDGE
FREEZER AND BUILT-IN
RECIRCULATING HOOD
ABOVE HOB



CURVED GLASS
FRONTED ELECTRIC
FIRE WITH REMOTE
CONTROL

CONTEMPORARY LOW
LEVEL FURNITURE AND
COFFEE TABLE WITH
REMOVABLE SEAT TOP

FOR FULL DETAILS OF
EXTERNAL DIMENSIONS
FOR THIS RANGE
SEE PAGES 26/27

EXTERIOR

- Plastisol coated steel pantile pitched roof
- Lagged hot and cold water exterior pipework
- Under floor insulation
- Exterior Light
- Domestic PVC guttering and downpipes

INTERIOR

- Vaulted ceilings throughout with ceiling cornice in lounge kitchen hall and bedrooms
- Flush woodgrain effect internal doors with satin steel domestic style door handles
- Energy efficient lighting
- Carbon Monoxide detector smoke alarm and fire extinguisher
- Underlay fitted beneath all carpets

LOUNGE

- Scooter back style seating with fold-out sprung bed
- Contemporary low level furniture
- Curved glass fronted electric fire with remote control
- Coffee table with removable seat top
- Fully lined curtains and voiles
- Provision for flat screen TV above fire (TV and bracket not included)

KITCHEN

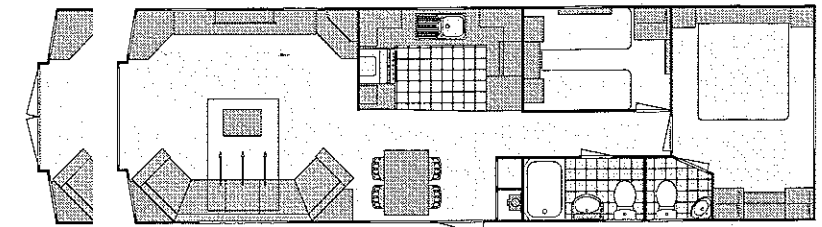
- Integrated 600 wide oven and grill with 4 ring hob with electric ignition
- Large capacity integrated fridge freezer
- Glass and stainless steel re-circulating hood
- Appliance shelf and socket
- Soft close cupboard doors
- 40mm high pressure bonded laminate work surfaces with matching upstands
- Venetian blind

DINING AREA

- Freestanding dining table with upholstered chairs
- Feature mirror
- Fully lined curtains
- Net curtains

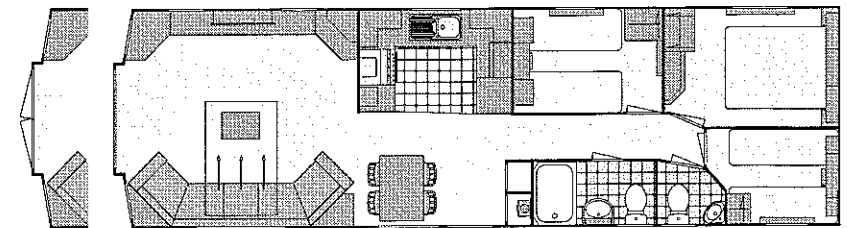
BEDROOMS

- 5ft lift up double bed for extra storage
- Soft close cupboard doors
- En suite toilet
- Duvet covers and pillow cases
- Bolsters and runner for double bed



Front door
option

38 x 12 - 2 bedroom 6 berth



Front door
option

39 x 12 - 3 bedroom 8 berth

- Twin beds combine to make a double bed if required
- Fully lined curtains and voiles
- TV point to main bedroom

BATHROOM & WC

- Close coupled toilet
- Soft close toilet seats
- Shower with seat and thermostatic mixer
- Vanity sink unit with mirror
- Wall mounted extractor fan to shower room
- Venetian blinds

OPTIONS

- Gas combi central heating with thermostatic radiator valves
- Double glazed PVCu windows and doors
- Double glazed PVCu Front French Doors
- Extra insulation
- Environmental colours
- Canexel exterior cladding
- Rigid PVC exterior cladding
- Timber cladding (will require routine maintenance)

TV, DVD player, microwave, and all other ornaments are for display only.

PISCES – a combination of space and luxury

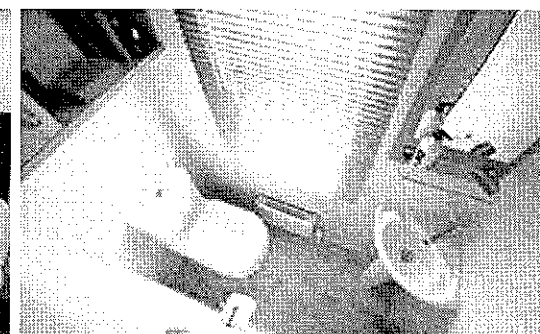
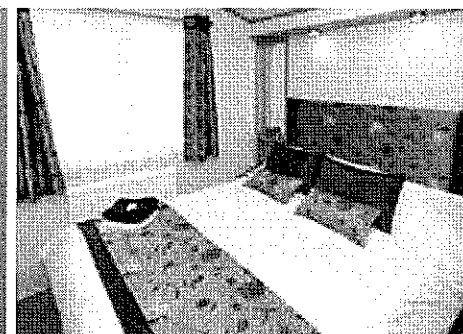
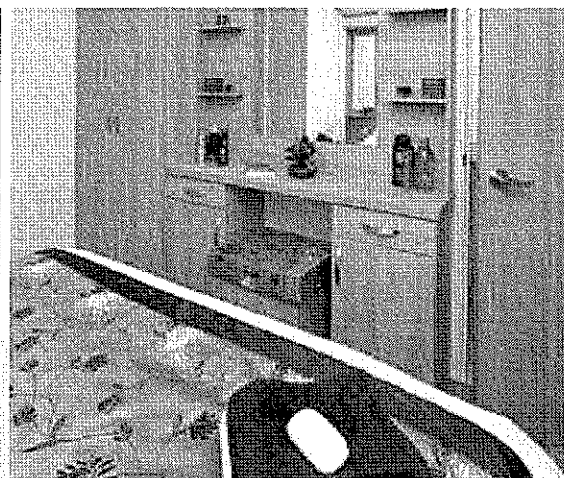
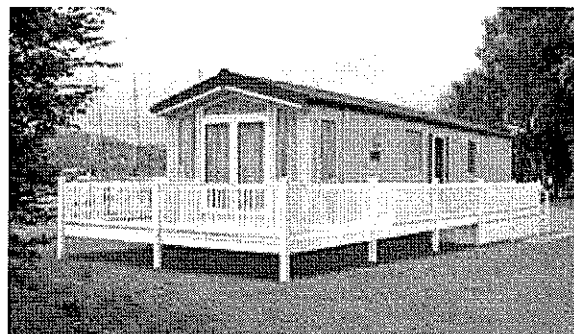
The Pisces has a spacious open plan living area with additional seating that can double as a coffee table. Optional French doors and provision for a wall mounted flat screen TV make the Pisces an elegant modern home in which to spend your holiday.

The stylish kitchen has an integrated fridge freezer and built-in microwave, soft close cupboard doors and 600mm wide oven/grill.

There is quality throughout this home from its warm colours and sumptuous soft furnishings to the main bedroom with walk-in wardrobe, dressing table and en suite toilet.



Model illustrated is the 39 x 12 - 2 bedroom with optional front French doors



STANDARD FEATURES & SPECIFICATIONS

INTEGRATED OVEN/GRILL
AND FOUR RING HOB
WITH WOK BURNER AND
ELECTRONIC IGNITION



LARGE CAPACITY
INTEGRATED FRIDGE
FREEZER AND STAINLESS
STEEL MICROWAVE



MAIN BEDROOM
FEATURES WALK-IN
WARDROBE, DRESSING
TABLE WITH STOOL AND
EN SUITE TOILET



COMPLETE WITH
LUXURY BED COVERS,
PILLOWCASES AND
BOLSTERS



FOR FULL DETAILS OF
EXTERNAL DIMENSIONS
FOR THIS RANGE
SEE PAGES 26/27

EXTERIOR

- ⊗ Plastisol coated steel pan tile pitched roof
- ⊗ Logged hot and cold water exterior pipework
- ⊗ Under floor insulation
- ⊗ Exterior Light
- ⊗ Domestic PVC guttering and down pipes
- ⊗ Double glazed PVCu exterior door and windows
- ⊗ Extra warm package - thicker walls and extra insulation
- ⊗ Pre-galvanised chassis

INTERIOR

- ⊗ Vaulted ceilings throughout with ceiling cornice in all rooms
- ⊗ Flush woodgrain effect internal doors with satin steel domestic style door handles
- ⊗ Energy efficient lighting
- ⊗ Carbon Monoxide detector smoke alarm and fire extinguisher
- ⊗ Underlay fitted beneath all carpets
- ⊗ Gas combi central heating with thermostatic radiator valves
- ⊗ Door curtains to exterior door
- ⊗ Soft close cupboard doors throughout

LOUNGE

- ⊗ Domestic style sprung lounge suite with fold-out sprung bed
- ⊗ Contemporary low-level furniture
- ⊗ Combination footstool and coffee table (removable seat top)
- ⊗ Floor lamp with adjustable angle integral reading lamp
- ⊗ Hamed print above fire
- ⊗ 2Kw glass flame effect electric fire
- ⊗ Provision for low level TV double sockets and co-axial aerial point
- ⊗ Provision for flat screen TV above fire (TV and bracket not included)
- ⊗ Fully lined curtains and voiles/scotter cushions

KITCHEN

- ⊗ Integrated 600 wide oven and grill
- ⊗ Separate 4 ring hob with wok burner and electronic ignition
- ⊗ Glass and stainless steel extractor above hob externally vented

- ⊗ Large capacity full height A rated integrated fridge freezer
- ⊗ Integrated stainless steel microwave
- ⊗ Velux® window and blind
- ⊗ 40mm high pressure bonded laminate work surfaces with deep matching upstands

DINING AREA

- ⊗ Free standing dining table with upholstered chairs
- ⊗ Fully lined curtains and voiles

MAIN BEDROOM

- ⊗ 5 x 6 3" double bed with lift up gas strut assist base for extra storage
- ⊗ Duvet covers, pillowcases, bolsters and bed runner
- ⊗ Fully lined curtains on stainless steel curtain poles and voiles
- ⊗ Walk in wardrobe with auto sensing wardrobe light (2 bedroom model)
- ⊗ Dressing table with upholstered stool
- ⊗ En suite toilet
- ⊗ TV point via TV signal booster (TV and bracket not included)

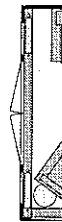
BATHROOM AND ENSUITE WC

- ⊗ Close coupled toilet's
- ⊗ Soft close toilet seat
- ⊗ Wall mounted extractor fan
- ⊗ Venetian blinds
- ⊗ Shower and thermostatic mixer (Bathroom)
- ⊗ Large vanity unit with top mounted basin to shower room (Bathroom)
- ⊗ Large corner basin and pedestal with mirror and shelf above (Ensuite WC)

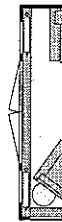
GUEST BEDROOM

- ⊗ Freestanding 2 3' x 6 3' metal bed frames with interior sprung mattresses
- ⊗ Twin beds combine to make a double bed if required
- ⊗ Duvet covers and pillowcases
- ⊗ Fully lined curtains on stainless steel curtain poles and voiles
- ⊗ TV point via TV signal booster (TV and bracket not included)

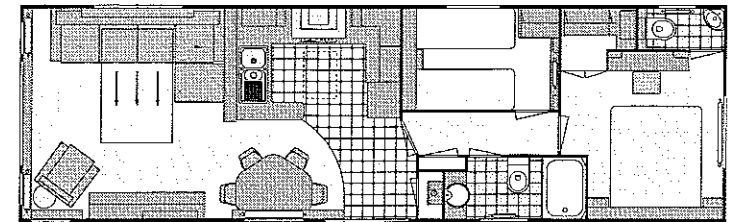
TV, DVD player, and all other ornaments are for display only.



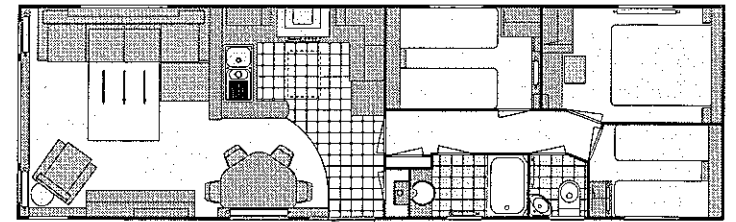
Front door option



Front door option



39 x 12 - 2 bedroom 6 berth

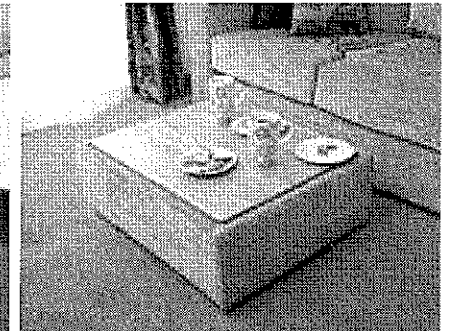
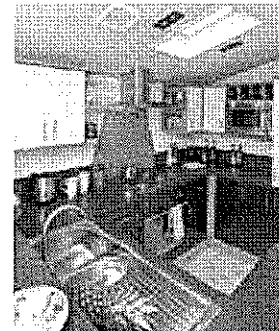


39 x 12 - 3 bedroom 8 berth

320120910P

OPTIONS

- ⊗ Double glazed PVCu Front French Doors, including 2 downlighters in front canopy
- ⊗ Option of up to two appliances washer/dryer/dishwasher
- ⊗ Environmental colours
- ⊗ Canexel exterior cladding
- ⊗ Rigid PVC exterior cladding
- ⊗ Timber cladding (will require routine maintenance)

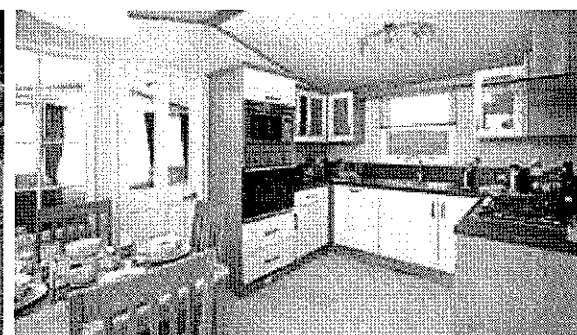
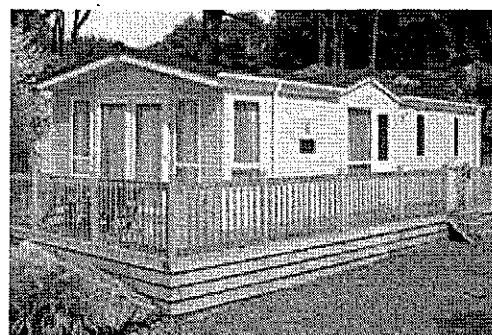


Sagittarius-3 is a stylish holiday home, designed with comfort and elegance in mind. The separate lounge boasts a freestanding sofa-bed, scatter cushions and a realistic log and flame effect fire.

The kitchen benefits from a high spec with an integrated high level oven, separate microwave and grill, a separate 5 ring hob, large capacity fridge freezer and an integrated dishwasher.

The stylish master bedroom has co-ordinated soft furnishings and an en suite bathroom and WC.

The Sagittarius-3 is without doubt the ultimate in affordable luxury.



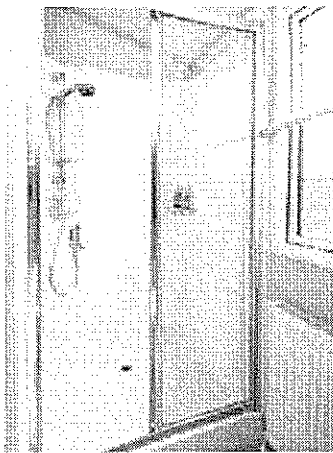
Model illustrated is the 40 x 12 - 2 bedroom with optional front French doors

STANDARD FEATURES & SPECIFICATIONS



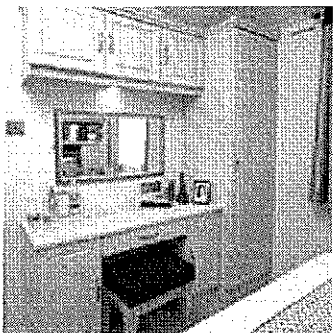
**INTEGRATED HIGH LEVEL
OVEN WITH SEPARATE
MICROWAVE OVEN
AND GRILL**

**LARGE CAPACITY
INTEGRATED
FRIDGE FREEZER
AND DISHWASHER**



**GAS COMBI CENTRAL
HEATING AND
REALISTIC LOG
AND FLAME EFFECT
ELECTRIC FIRE**

**COMPLETE WITH
LUXURY BED COVERS,
PILLOWCASES AND
BOLSTERS**



**FOR FULL DETAILS OF
EXTERNAL DIMENSIONS
FOR THIS RANGE
SEE PAGES 26/27**

EXTERIOR

- ❖ Plastisol coated steel pantile pitched roof
- ❖ Lagged hot and cold water exterior pipework
- ❖ Under floor insulation
- ❖ Exterior Light
- ❖ Colour co-ordinated downpipes
- ❖ Double glazed PVCu exterior door and windows
- ❖ Extra warm package - thicker walls and extra insulation
- ❖ Fully galvanised chassis with twin axle

INTERIOR

- ❖ Vaulted ceilings throughout with ceiling cornice in all rooms
- ❖ Flush internal doors with satin steel domestic style door handles
- ❖ Energy efficient lighting
- ❖ Carbon Monoxide detector, smoke alarm and fire extinguisher
- ❖ Underlay fitted beneath all carpets
- ❖ Gas combi central heating with thermostatic radiator valves
- ❖ Door curtain

LOUNGE

- ❖ Freestanding lounge suite with fold-out sprung bed
- ❖ Dividing door between lounge and kitchen/dining area (except Open Plan model)
- ❖ Scatter cushions
- ❖ Realistic log and flame effect electric fire
- ❖ Coffee table and framed prints
- ❖ Fully lined curtains
- ❖ Voiles

KITCHEN

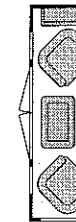
- ❖ Integrated high level oven with separate microwave oven and grill
- ❖ Separate 5 ring hob with electronic ignition
- ❖ Glass and stainless steel recirculating fan above hob
- ❖ Integrated dishwasher
- ❖ Large capacity integrated fridge freezer
- ❖ 40mm high pressure bonded laminate work surfaces with deep matching upstands
- ❖ Venetian blind

DINING AREA

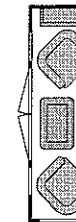
- ❖ Freestanding dining table and upholstered chairs
- ❖ Fully lined curtains and voiles

BEDROOMS

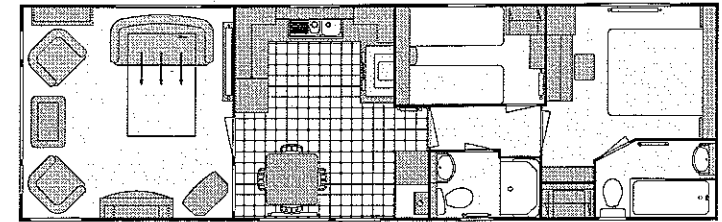
- ❖ TV point to main bedroom
- ❖ Duvet covers, pillowcases and cushions to main bedroom



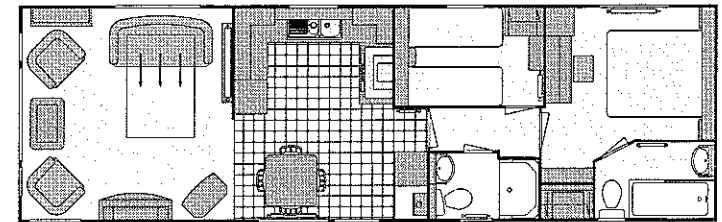
Front door
option



Front door
option



40 x 12 - 2 bedroom 6 berth



40 x 12 - 2 bedroom (open plan) 6 berth

- ❖ Co-ordinating duvet covers and pillowcases to twin bedroom
- ❖ Divan sprung bed to main bedroom
- ❖ Freestanding metal bed frames with interior sprung mattresses to twin bedroom
- ❖ Twin beds combine to make a double bed if required
- ❖ Fully lined curtains and voiles

BATHROOMS

- ❖ En suite bathroom with toilet
- ❖ Second shower and toilet
- ❖ Thermostatic shower mixers
- ❖ Venetian blinds
- ❖ Extractor fan (main bathroom)

OPTIONS

- ❖ Double glazed PVCu front French Doors
- ❖ Washer/dryer in place of dishwasher
- ❖ Environmental colours
- ❖ Canexcl exterior cladding
- ❖ Rigid PVC exterior cladding
- ❖ Timber cladding (will require routine maintenance)

TV, DVD player, and all other ornaments are for display only.

JASMINE LODGE-3 – the ultimate in luxury and style

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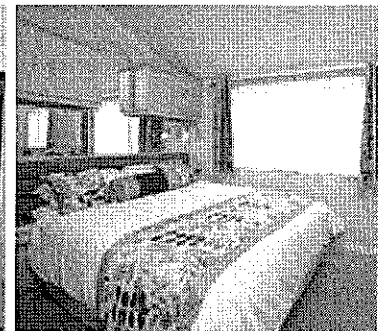
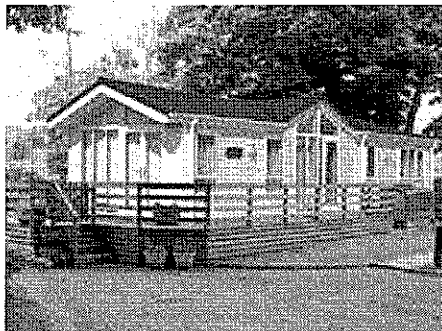
The new Jasmine Lodge-3 is a truly sophisticated holiday home with stylish modern furnishings throughout. The spacious lounge features ceiling height windows, a luxurious contemporary suite, log effect electric fire and double glazed front French doors. There is even a DVD point linked to the TV for top quality home entertainment.

The modern fully featured kitchen includes an integrated oven, separate 5 ring hob with wok burner, a microwave oven, dishwasher and American-style fridge freezer. There is also space for an optional washer/dryer.

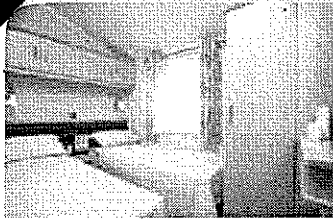
This beautiful leisure home is the perfect place to sit back, relax and enjoy your holiday.

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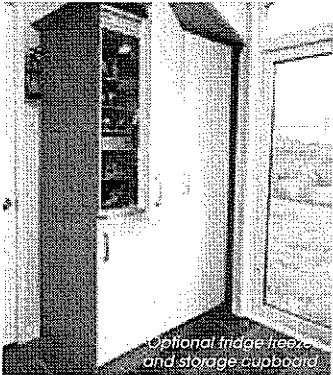
Model illustrated is the 42 x 13 - 2 bedroom open plan



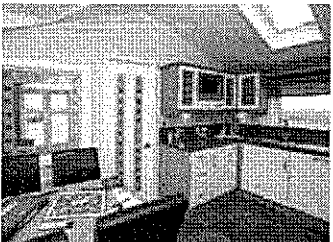
STANDARD FEATURES & SPECIFICATIONS



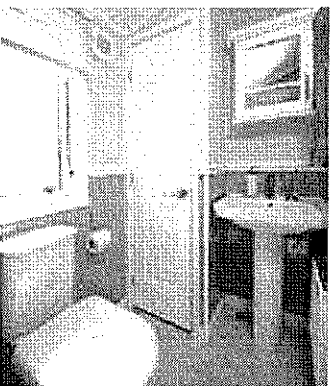
INTEGRATED OVEN/GRILL
AND FIVE RING HOB
WITH WOK BURNER AND
ELECTRONIC IGNITION



LARGE CAPACITY
AMERICAN STYLE
FRIDGE FREEZER AND
DISHWASHER



SPACIOUS, LUXURY
MAIN BEDROOM
WITH EN SUITE
BATHROOM AND TOILET



LUXURY
DUVET COVERS,
PILLOWCASES AND
CUSHIONS IN
BOTH BEDROOMS

FOR FULL DETAILS OF
EXTERNAL DIMENSIONS
FOR THIS RANGE
SEE PAGES 26/27

EXTERIOR

- ✦ Plastisol coated steel pantile pitched roof
- ✦ Logged hot and cold water exterior pipework
- ✦ Premium insulation
- ✦ Exterior lights
- ✦ Domestic PVC guttering and downpipes
- ✦ Double glazed PVCu exterior door and windows
- ✦ Double glazed PVCu Front French Doors (FFD)
- ✦ PVCu soffit and fascias
- ✦ Fully galvanised chassis with twin axle
- ✦ PVCu woodgrain effect exterior cladding - standard colour Sand (colour options available)

INTERIOR

- ✦ Vaulted ceilings throughout with ceiling cornice in all rooms
- ✦ Flush internal doors with satin steel domestic style door handles
- ✦ Energy efficient lighting
- ✦ Carbon Monoxide detector smoke alarm and fire extinguisher
- ✦ Underlay fitted beneath all carpets
- ✦ Gas combi central heating with thermostatic radiator valves

LOUNGE

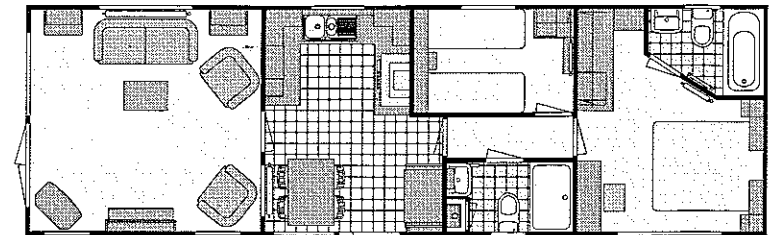
- ✦ Freestanding lounge suite with scatter cushions
- ✦ Ceiling height windows
- ✦ Dividing door between lounge and kitchen/dining area (except Open Plan model)
- ✦ Low level and wall mounted TV point (above fire)
- ✦ DVD point linked to TV
- ✦ Contemporary log effect electric fire
- ✦ Coffee table and framed print
- ✦ Vertical blinds and fully lined curtains
- ✦ Voiles

KITCHEN

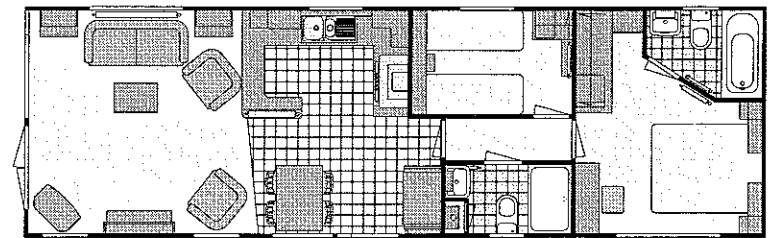
- ✦ Integrated 600 wide oven/grill with electronic ignition
- ✦ Separate 5 ring hob with wok burner and electronic ignition
- ✦ Glass and stainless steel recirculating fan above hob
- ✦ Integrated microwave oven
- ✦ Large capacity American style stainless steel fridge freezer
- ✦ Dishwasher or washing machine
- ✦ Velux® window with integral concertina blind
- ✦ 40mm high pressure bonded laminate work surfaces with deep matching upstands
- ✦ Soft close doors and drawers
- ✦ Venetian blind

DINING AREA

- ✦ Freestanding dining table and upholstered chairs
- ✦ Vertical blinds



42 x 13 - 2 bedroom 4 berth



42 x 13 - 2 bedroom 4 berth OP

BEDROOMS

- ✦ TV point to main bedroom
- ✦ Duvet covers pillowcases and cushions to main bedroom
- ✦ Co-ordinating duvet covers and pillowcases to twin bedroom
- ✦ Divan sprung bed to main bedroom
- ✦ Freestanding metal bed frames with interior sprung mattresses to twin bedroom
- ✦ Twin beds combine to make a double bed

- ✦ Fully lined curtains
- ✦ Voiles

BATHROOMS

- ✦ En suite bathroom with toilet
- ✦ Second shower and toilet
- ✦ Waterproof high pressure bonded wall laminate
- ✦ Thermostatic shower mixers
- ✦ Soft close WC seat
- ✦ Venetian blinds
- ✦ Wall mounted extractor fan

OPTIONS

- ✦ Fold-out sprung bed to lounge sofa
- ✦ Leather suite
- ✦ Washer/dryer to kitchen (in addition to dishwasher)
- ✦ Large capacity fridge freezer and storage cupboard in lieu of American style fridge freezer
- ✦ Canexel exterior cladding
- ✦ Timber cladding (will require routine maintenance)
- ✦ Environmental colours

TV, DVD player, and all other ornaments are for display only.

LILAC LODGE-2 – appreciate the difference

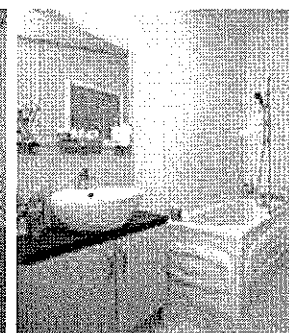
The new Lilac Lodge-2 is the ultimate in affordable luxury holiday accommodation. The stunning open-plan living space has two free standing sofas, a remote controlled glass-fronted flame effect fire, French doors and optional wall mounted flat-screen TV.

As standard, the fabulous kitchen offers a large integrated fridge-freezer, built-in oven and hob. With the optional luxury pack, an integrated dishwasher, washing machine and microwave are also included.

The main bedroom benefits from a walk-through wardrobe and large en suite bathroom with shower screen and shower over the bath. It also has a well appointed twin bedroom and separate shower room.

Aimed at those who appreciate the difference, luxury can be found everywhere in the Lilac Lodge-2. This really is a stunning holiday home.

Model illustrated is the 40 x 20 – 2 bedroom with optional timber clad exterior and luxury pack.



STANDARD FEATURES & SPECIFICATIONS

INTEGRATED HIGH LEVEL
OVEN WITH SPACE ABOVE
FOR OPTIONAL SEPARATE
MICROWAVE OVEN
AND GRILL

INTEGRATED FRIDGE
FREEZER WITH OPTIONAL
BUILT-IN DISHWASHER
AND WASHING
MACHINE

GAS COMBI CENTRAL
HEATING AND
GLASS FRONTED
FLAME EFFECT
ELECTRIC FIRE

MAIN BEDROOM
WITH WALK-THROUGH
WARDROBE AND
EN SUITE BATHROOM
(2 BED ONLY)

FOR FULL DETAILS OF
EXTERNAL DIMENSIONS
FOR THIS RANGE
SEE PAGES 26/27

EXTERIOR

- ⊗ Plastisol coated steel pantile pitched roof
- ⊗ Lagged hot and cold water exterior pipework
- ⊗ Under floor insulation
- ⊗ Exterior Light
- ⊗ Double glazed PVCu exterior doors and windows
- ⊗ PVCu soffit and fascias
- ⊗ Domestic PVC guttering and downpipes
- ⊗ Thicker walls and premium insulation
- ⊗ Fully galvanised chassis with twin axle
- ⊗ Royal Vinyl exterior cladding

INTERIOR

- ⊗ Vaulted ceilings throughout with ceiling cornice in all rooms
- ⊗ Flush woodgrain effect internal doors
- ⊗ Energy efficient lighting
- ⊗ Carbon Monoxide detector smoke alarm and fire extinguisher
- ⊗ Underlay fitted beneath all carpets
- ⊗ Gas combi central heating with thermostatic radiator valves
- ⊗ Door curtains to exterior doors

LOUNGE

- ⊗ Freestanding lounge suite with scatter cushions
- ⊗ Provision for flat screen TV above fire (TV and bracket not included)
- ⊗ Flameless canvas style print above fire
- ⊗ 2Kw wall mounted curved glass flame effect electric fire with remote control
- ⊗ Fully lined curtains on steel curtain poles

KITCHEN

- ⊗ Integrated high level oven with space above for optional separate microwave oven and grill
- ⊗ Separate 4 ring hob with wok burner and electronic ignition
- ⊗ Domestic stainless steel sink with contemporary chrome tap
- ⊗ Glass and stainless steel extractor fan above hob
- ⊗ Large capacity integrated fridge freezer
- ⊗ 40mm high pressure bonded laminate work surfaces with matching upstands

DINING AREA

- ⊗ Freestanding dining table and upholstered chairs
- ⊗ Contemporary style furniture units

BEDROOMS

- ⊗ Divan sprung beds
- ⊗ 5ft divan bed to main bedroom
- ⊗ Dressing table with upholstered stool
- ⊗ Large walk through wardrobe area between main bedroom and en suite bathroom (2 bedroom only)
- ⊗ TV points to main and twin bedrooms (TV and bracket not included)
- ⊗ Twin beds combine to make a double bed if required
- ⊗ Fully lined curtains on steel curtain poles

BATHROOMS

- ⊗ Domestic style bath with shower and shower screen
- ⊗ En suite bathroom with toilet
- ⊗ Second shower and toilet
- ⊗ Thermostatic shower mixers
- ⊗ Venetian blinds
- ⊗ Extractor fans to each bathroom

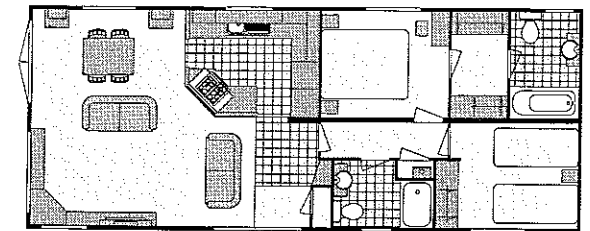
OPTIONS

- ⊗ Fold-out sprung bed to lounge sofa
- ⊗ Three seater settee and armchair
- ⊗ Environmental colours (Vinyl Clad)
- ⊗ Canexel exterior cladding
- ⊗ PVC Celutax exterior cladding
- ⊗ Timber cladding (will require routine maintenance)

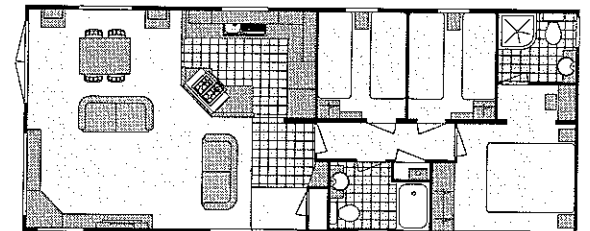
LUXURY PACK consisting of:

- ⊗ Coffee table
- ⊗ Integrated stainless steel microwave
- ⊗ Integrated dishwasher
- ⊗ Integrated washing machine
- ⊗ Voiles to bedrooms
- ⊗ Duvet covers pillowcases and bed runners to all bedrooms

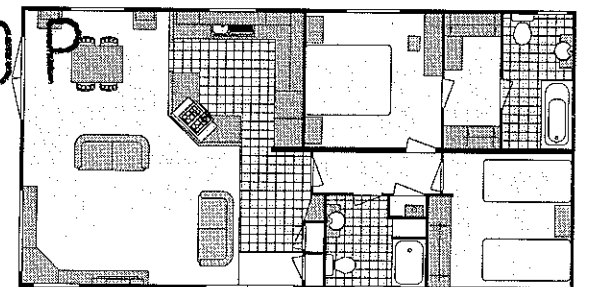
TV, DVD player, and all other ornaments are for display only.



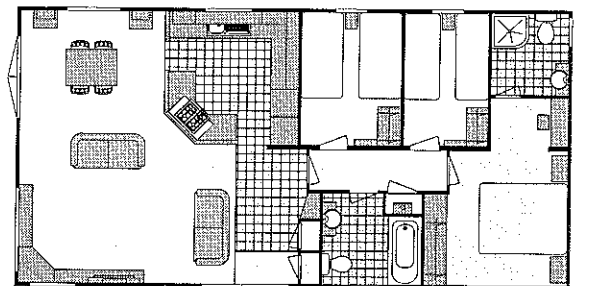
40 x 16 - 2 bedroom 4 berth



40 x 16 - 3 bedroom 6 berth



40 x 20 - 2 bedroom 4 berth



40 x 20 - 3 bedroom 6 berth

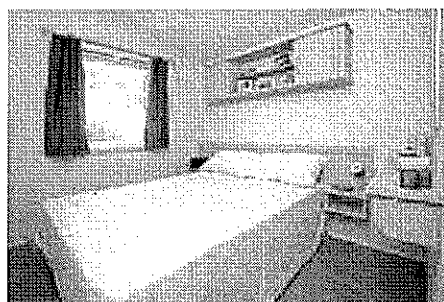
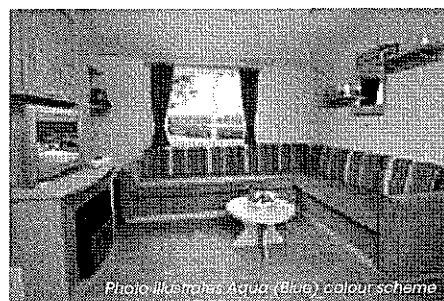
The Prima sets the standard for the definitive European leisure home at a price that won't break the bank

With vaulted ceilings and vinyl flooring throughout, all models feature a four burner hob with cooker hood.

The Prima like all Atlas holiday homes is built to strict European standards EN1647 & EN721 with a snowloading category B

With a wide choice of sizes from 2 bedroom/6 berth to 3 bedroom/8 berth the Prima is the perfect choice for your European holiday home

Model illustrated is the 1080/3 CL with optional Rigid PVC cladding. Decking is for display only.



EXTERIOR

- Pastoral coated steel pantile pitched roof
- Planked aluminium exterior
- PVC framed glazing
- Lagged hot and cold water exterior pipework
- Under floor insulation
- Exterior light
- Double door to lounge
- Reversible towel bar

INTERIOR

- Vaulted ceilings throughout
- Flush internal doors with satin steel domestic style door handles
- Energy efficient lighting
- Carbon Monoxide detector smoke alarm and fire extinguisher
- Full vinyl floor covering
- 11 litre water heater (980 CL/1080 CL)

LOUNGE

- Fold-out sprung bed to lounge seating
- Electric convector fire
- Fully lined curtains

KITCHEN

- Four burner hob with electronic ignition
- Re-circulating cooker hood
- Adjustable height appliance shelf and socket
- Venetian blind

DINING AREA

- Freestanding dining table and upholstered chairs
- Fully lined curtains

BEDROOMS

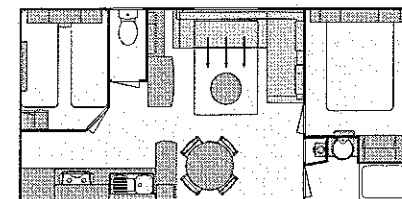
- Freestanding metal bed frames with interior sprung mattresses
- Twin beds combine to make a double bed if required
- Under bed storage
- Mosquito/roller blinds

BATHROOM & WC

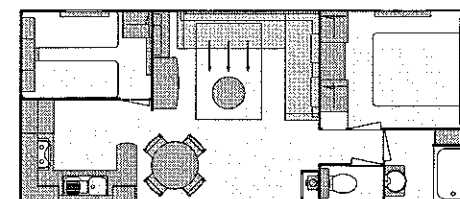
- Close coupled toilet(s)
- Thermostatic shower mixer
- Venetian blind

OPTIONS

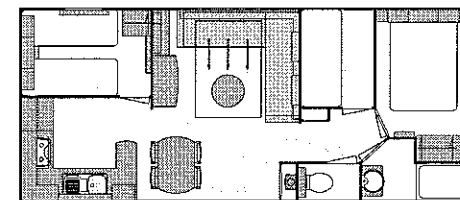
- Gas combi central heating with thermostatic radiator valves (980 CL/1080 CL)
- Double glazed PVCu exterior door and windows
- Built-in oven and grill
- Trumatic 3002/5012 gas fire
- Electric plinth heaters and heated towel rails for bedrooms and bathroom
- Extra insulation
- Fridge or fridge freezer
- Environmental colours
- Washing Machine (980 CL/1080 CL)
- Options for Bordeaux (Red) or Aqua (Blue) colour schemes
- Rigid PVC exterior cladding



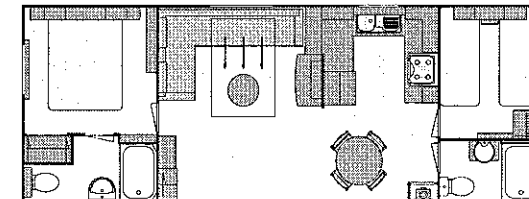
750 CL - 2 bedroom 6 berth



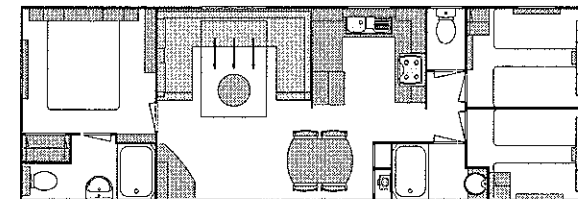
860 CL - 2 bedroom 6 berth



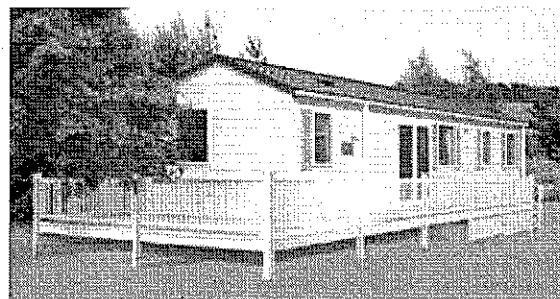
860 CL - 3 bedroom 8 berth



980 CL - 2 bedroom 6 berth



1080 CL - 3 bedroom 8 berth



ATLAS Building Solutions

Atlas Building Solutions is a leading provider of modular buildings for a wide range of applications. Our modular buildings are designed to be flexible, durable and easy to install. They can be used for a variety of purposes, including temporary offices, storage, and more. Our modular buildings are built to last and are designed to be easy to move and reconfigure. They are also designed to be energy efficient and to have a low carbon footprint. Our modular buildings are built to meet the needs of a wide range of customers, from small businesses to large corporations. We are proud to be a leading provider of modular buildings and to be committed to providing the highest quality products and services to our customers.

ATLAS BUILDING SOLUTIONS - MARKET SECTORS

■ LIFESTYLE

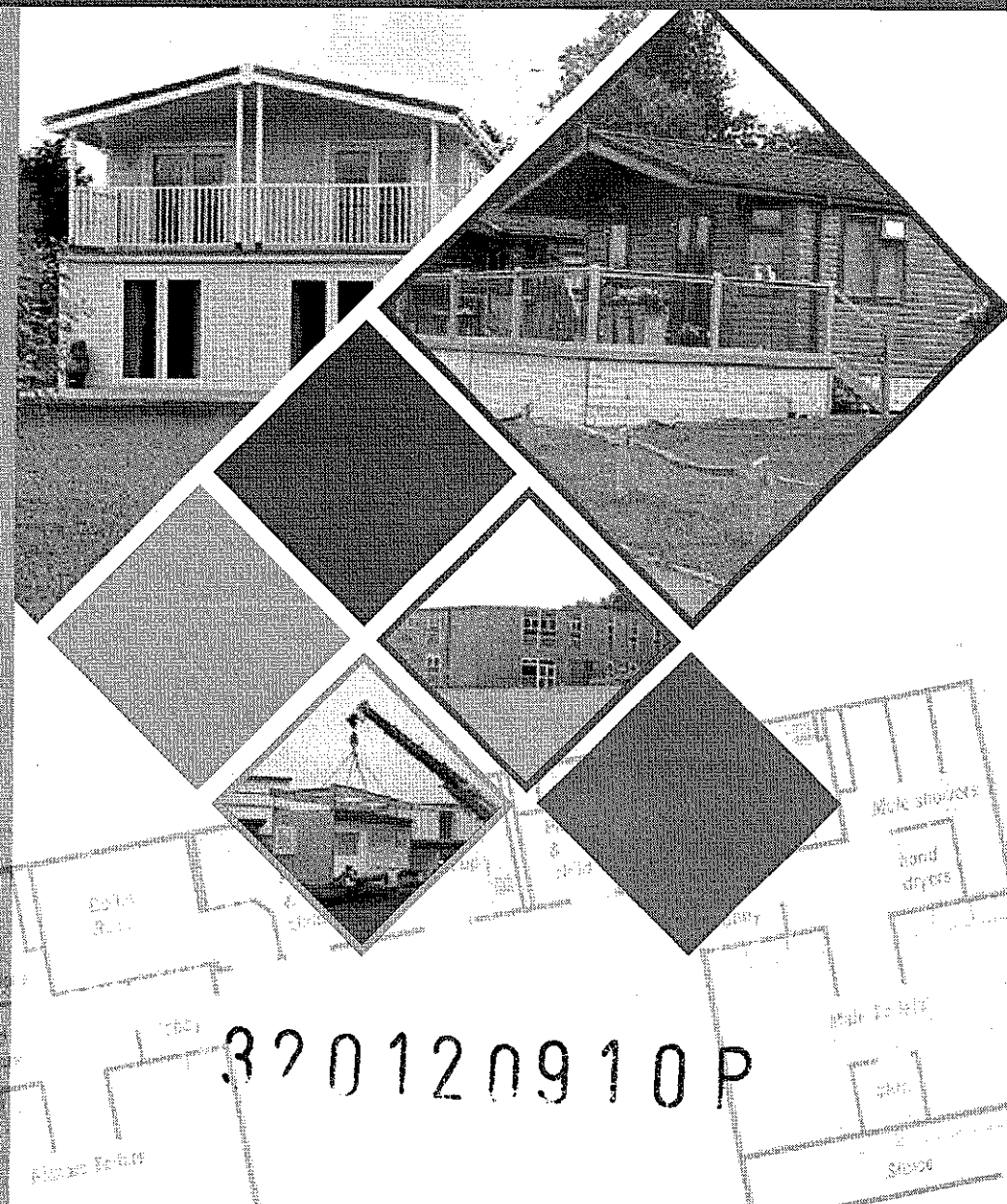
Atlas Building Solutions provides a range of modular buildings for lifestyle applications. These include modular homes, holiday homes, and more. Our modular buildings are designed to be comfortable, stylish and easy to live in. They are also designed to be energy efficient and to have a low carbon footprint. Our modular buildings are built to meet the needs of a wide range of customers, from small businesses to large corporations. We are proud to be a leading provider of modular buildings and to be committed to providing the highest quality products and services to our customers.

■ LIVING

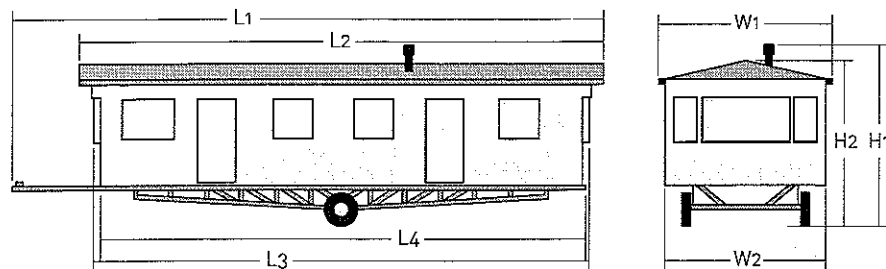
Atlas Building Solutions provides a range of modular buildings for living applications. These include modular homes, holiday homes, and more. Our modular buildings are designed to be comfortable, stylish and easy to live in. They are also designed to be energy efficient and to have a low carbon footprint. Our modular buildings are built to meet the needs of a wide range of customers, from small businesses to large corporations. We are proud to be a leading provider of modular buildings and to be committed to providing the highest quality products and services to our customers.

■ SOLUTIONS

Atlas Building Solutions provides a range of modular buildings for solutions applications. These include modular homes, holiday homes, and more. Our modular buildings are designed to be comfortable, stylish and easy to live in. They are also designed to be energy efficient and to have a low carbon footprint. Our modular buildings are built to meet the needs of a wide range of customers, from small businesses to large corporations. We are proud to be a leading provider of modular buildings and to be committed to providing the highest quality products and services to our customers.



ATLAS EXTERNAL DIMENSIONS



GEMINI-2 External dimensions for each model in the range

MODELS	L1	L2	L3	L4	W1	W2	H1	H2
28 x 10/2	9.910m 32' 6 1/4"	9.190m 30' 1 3/4"	8.860m 29' 1 1/4"	8.560m 28' 1"	3.250m 10' 8"	3.073m 10' 1"	3.260m 10' 8 3/4"	3.260m 10' 8 3/4"
32 x 10/2	10.946m 35' 11"	10.225m 33' 6 1/2"	9.896m 32' 5 1/2"	9.596m 31' 5 3/4"	3.250m 10' 8"	3.073m 10' 1"	3.260m 10' 8 3/4"	3.260m 10' 8 3/4"
35 x 10/3	12.043m 39' 6 1/4"	11.320m 37' 1 1/4"	10.993m 36' 3/4"	10.693m 35' 1"	3.250m 10' 8"	3.073m 10' 1"	3.260m 10' 8 3/4"	3.260m 10' 8 3/4"

AURORA-3 External dimensions for each model in the range

MODELS	L1	L2	L3	L4	W1	W2	H1	H2
28 x 12/2	9.910m 32' 6 1/4"	9.290m 30' 5 3/4"	8.960m 29' 4 3/4"	8.560m 28' 1"	3.860m 12' 8"	3.683m 12' 1"	3.330m 10' 11"	3.330m 10' 11"
32 x 12/2	11.129m 36' 6 1/4"	10.490m 34' 5"	10.179m 33' 4 3/4"	9.779m 32' 1"	3.860m 12' 8"	3.683m 12' 1"	3.330m 10' 11"	3.330m 10' 11"
35 x 12/2 CB	12.043m 39' 6"	11.400m 37' 4 3/4"	11.093m 36' 4 3/4"	10.693m 35' 1"	3.860m 12' 8"	3.683m 12' 1"	3.330m 10' 11"	3.330m 10' 11"
35 x 12/3	12.043m 39' 6"	11.400m 37' 4 3/4"	11.093m 36' 4 3/4"	10.693m 35' 1"	3.860m 12' 8"	3.683m 12' 1"	3.330m 10' 11"	3.330m 10' 11"

CHORUS-3 External dimensions for each model in the range

MODELS	L1	L2	L3	L4	W1	W2	H1	H2
35 x 12/2	11.913m 39' 1"	10.972m 36' 0"	10.789m 35' 4 3/4"	10.338m 33' 11"	3.860m 12' 8"	3.683m 12' 1"	3.330m 10' 11"	3.330m 10' 11"
36 x 12/3	12.250m 40' 2 1/4"	11.309m 37' 1 1/4"	11.126m 36' 6"	10.675m 35' 3/4"	3.860m 12' 8"	3.683m 12' 1"	3.330m 10' 11"	3.330m 10' 11"

ANDROMEDA-3 External dimensions for each model in the range

MODELS	L1	L2	L3	L4	W1	W2	H1	H2
28 x 12/2	9.967m 32' 8 1/2"	9.138m 29' 11 3/4"	8.810m 28' 10 3/4"	8.510m 27' 11"	3.860m 12' 8"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"
32 x 12/2	11.108m 36' 5 1/4"	10.279m 33' 8 3/4"	9.951m 32' 7 3/4"	9.651m 31' 8"	3.860m 12' 8"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"
35 x 12/2	12.026m 39' 5 1/2"	11.192m 36' 8 3/4"	10.864m 35' 7 3/4"	10.564m 34' 8"	3.860m 12' 8"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"
36 x 12/3	12.331m 40' 5 1/2"	11.497m 37' 8 3/4"	11.169m 36' 7 3/4"	10.869m 35' 8"	3.860m 12' 8"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"

CAPRICORN-3 External dimensions for each model in the range

MODELS	L1	L2	L3	L4	W1	W2	H1	H2
28 x 12/2	10.427m 34' 2 1/2"	9.639m 31' 7 1/2"	9.270m 30' 5"	8.970m 29' 5 3/4"	3.860m 12' 8"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"
32 x 12/2	11.054m 36' 3 3/4"	10.266m 33' 8 3/4"	9.897m 32' 5 3/4"	9.597m 31' 5 3/4"	3.860m 12' 8"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"
36 x 12/2	12.287m 40' 3 3/4"	11.499m 37' 8 3/4"	11.130m 36' 6 1/4"	10.830m 35' 6 1/4"	3.860m 12' 8"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"
38 x 12/3	13.256m 43' 5 3/4"	12.468m 40' 10 3/4"	12.099m 39' 8 3/4"	11.799m 38' 8 1/2"	3.860m 12' 8"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"

TAURUS-2 External dimensions for each model in the range

MODELS	L1	L2	L3	L4	W1	W2	H1	H2
38 x 12/2	13.023m 42' 8 3/4"	12.286m 40' 3 3/4"	11.973m 39' 3 3/4"	11.661m 38' 3"	3.960m 13' 0"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"
39 x 12/3	13.323m 43' 8 1/2"	12.586m 41' 3 3/4"	12.273m 40' 3 3/4"	11.961m 39' 3"	3.960m 13' 0"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"

PISCES External dimensions for each model in the range

MODELS	L1	L2	L3	L4	W1	W2	H1	H2
39 x 12/2	13.092m 42' 11 1/2"	12.462m 40' 10 3/4"	12.040m 39' 6"	12.040m 39' 6"	3.960m 13' 0"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"
39 x 12/3	13.220m 43' 4 1/2"	12.616m 41' 4 3/4"	12.168m 39' 11"	12.168m 39' 11"	3.960m 13' 0"	3.683m 12' 1"	3.390m 11' 1 1/2"	3.390m 11' 1 1/2"

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SAGITTARIUS-3 External dimensions for each model in the range

MODELS	L1	L2	L3	L4	W1	W2	H1	H2
40 x 12/2	13.461m 44' 2"	12.800m 42' 0"	12.406m 40' 8 1/4"	12.406m 40' 8 1/4"	4.200m 13' 9 1/4"	3.835m 12' 7"	3.595m 11' 9 1/2"	3.595m 11' 9 1/2"
40 x 12/2 OP	13.461m 44' 2"	12.800m 42' 0"	12.406m 40' 8 1/4"	12.406m 40' 8 1/4"	4.200m 13' 9 1/4"	3.835m 12' 7"	3.595m 11' 9 1/2"	3.595m 11' 9 1/2"

JASMINE LODGE-3 External dimensions for each model in the range

MODELS	L1	L2	L3	L4	W1	W2	H1	H2
42 x 13/2	14.082m 46' 2 1/2"	13.660m 44' 9 3/4"	12.872m 42' 2 3/4"	12.872m 42' 2 3/4"	4.212m 13' 10"	4.040m 13' 3"	3.640m 11' 11 1/4"	3.640m 11' 11 1/4"
42 x 13/2 OP	14.082m 46' 2 1/2"	13.660m 44' 9 3/4"	12.872m 42' 2 3/4"	12.872m 42' 2 3/4"	4.212m 13' 10"	4.040m 13' 3"	3.640m 11' 11 1/4"	3.640m 11' 11 1/4"

Dimension W1 does not include gutters on Jasmine Lodge-3

LILAC LODGE-2 External dimensions for each model in the range

MODELS	L1	L2	L3	L4	W1	W2	H1	H2
40 x 16/2	13.300m 43' 7 1/2"	13.087m 42' 11 1/4"	12.252m 40' 2 1/4"	12.252m 40' 2 1/4"	5.560m 18' 3"	4.992m 16' 4 1/2"	3.650m 11' 11 1/4"	3.650m 11' 11 1/4"
40 x 16/3	13.300m 43' 7 1/2"	13.087m 42' 11 1/4"	12.252m 40' 2 1/4"	12.252m 40' 2 1/4"	5.560m 18' 3"	4.992m 16' 4 1/2"	3.650m 11' 11 1/4"	3.650m 11' 11 1/4"
40 x 20/2	13.300m 43' 7 1/2"	13.087m 42' 11 1/4"	12.252m 40' 2 1/4"	12.252m 40' 2 1/4"	6.780m 22' 3"	6.212m 20' 4 1/2"	3.758m 12' 4"	3.758m 12' 4"
40 x 20/3	13.300m 43' 7 1/2"	13.087m 42' 11 1/4"	12.252m 40' 2 1/4"	12.252m 40' 2 1/4"	6.780m 22' 3"	6.212m 20' 4 1/2"	3.758m 12' 4"	3.758m 12' 4"

PRIMA-3 External dimensions for each model in the range

MODELS	L1	L2	L3	L4	W1	W2	H1	H2
750 CL 2B	8.710m 28' 7"	7.872m 25' 10"	7.532m 24' 8 1/2"	7.532m 24' 8 1/2"	3.870m 12' 8 1/4"	3.690m 12' 1 1/4"	3.330m 10' 11"	3.330m 10' 11"
860 CL 2B	9.810m 30' 1 1/2"	8.972m 29' 5 1/4"	8.632m 28' 3 3/4"	8.632m 28' 3 3/4"	3.870m 12' 8 1/4"	3.690m 12' 1 1/4"	3.330m 10' 11"	3.330m 10' 11"
860 CL 3B	9.810m 30' 1 1/2"	8.972m 29' 5 1/4"	8.632m 28' 3 3/4"	8.632m 28' 3 3/4"	3.870m 12' 8 1/4"	3.690m 12' 1 1/4"	3.330m 10' 11"	3.330m 10' 11"
980 CL 2B	11.010m 36' 1 1/2"	10.172m 33' 4 1/2"	9.832m 32' 3"	9.832m 32' 3"	3.870m 12' 8 1/4"	3.690m 12' 1 1/4"	3.330m 10' 11"	3.330m 10' 11"
1080 CL 3B	12.010m 39' 4 1/4"	11.172m 36' 7 3/4"	10.832m 35' 6 1/2"	10.832m 35' 6 1/2"	3.870m 12' 8 1/4"	3.690m 12' 1 1/4"	3.330m 10' 11"	3.330m 10' 11"



Atlas reserves the right to change any materials, fittings etc shown in this brochure at any time and without prior notice as supply or product development demand. All Atlas Leisure Homes are built to comply with all relevant British Standards and Codes of Practice as required by the National Caravan Council accreditation scheme.

NOTE: Caravan Holiday Homes are not designed for residential occupancy. To use an Atlas Leisure Home it will need to be correctly sited, have steps or other means of entry and be connected to services (an appropriate propane gas supply, mains electricity to suit the required power of take, water, waste, a pressure to suit the appliances and a waste water/sewage outlet). Due to the nature of our construction methods and

practices, it may not always be possible to match patterns precisely on some wallboards and fabrics. Any Park Operator anywhere in the UK can purchase an Atlas Leisure Home for you through the Atlas Dealer/Park Distribution Network. Due to the limitation of the print process we recommend that you see the actual products for colours. Photographs of Atlas Leisure Homes on location are for example only and may not have been sited at that location. Decking, patios, fences, barbecues etc have been used for illustrative purposes only. E&OE.

If you invest in an Atlas Leisure Home you own the best of all. Not only do you own the best in design, innovation and value for money but have also made a contribution to environmental sustainability.

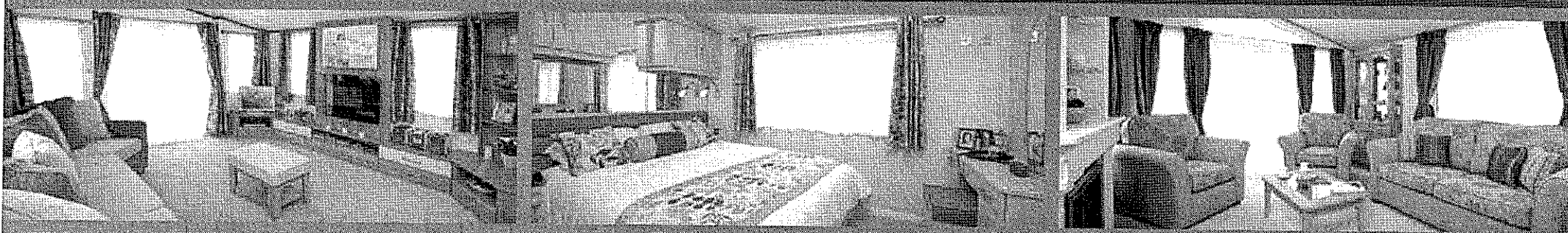


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Your ATLAS Stockist



ATLAS

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NOTES

Written dimensions only are to be used from this drawing. If any doubt exist the contractor must ask for clarification. On no account must the contractor scale off this drawing.

Contractors and sub contractors must check and agree all dimensions before preparing workshop drawings or commencing work on site.

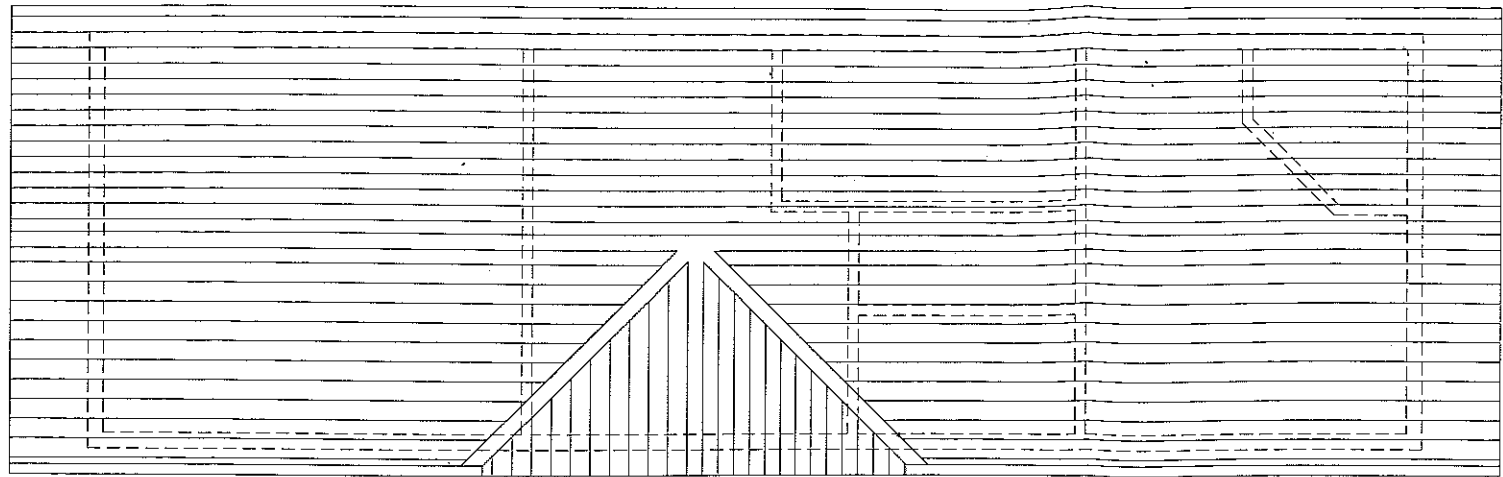
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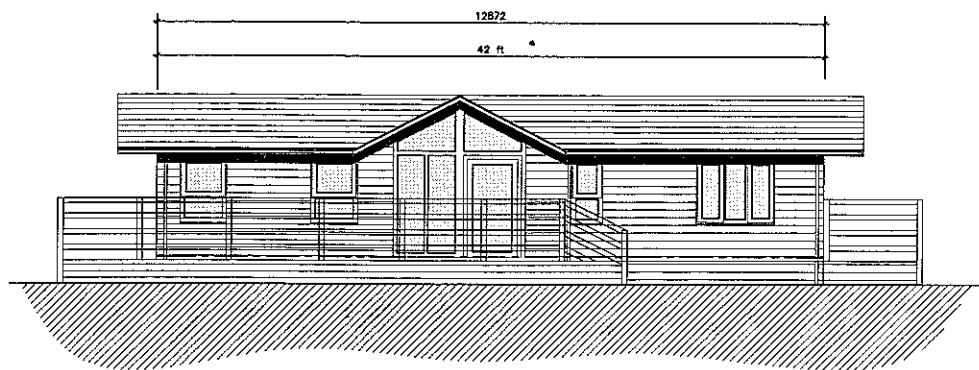
All work must be carried out in accordance with the current Building Regulations, Codes of Practice and British Standards. If any doubt exists the contractor must ask for clarification.

The Construction Design and Management Regulations 2007: It is the responsibility of the client to instruct the appointed contractor to identify any special hazards in the carrying out of the construction works and prepare a Health & Safety Plan and submit the relevant information to the Health & Safety Executive if necessary.

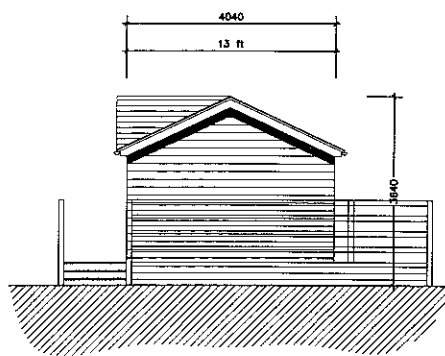
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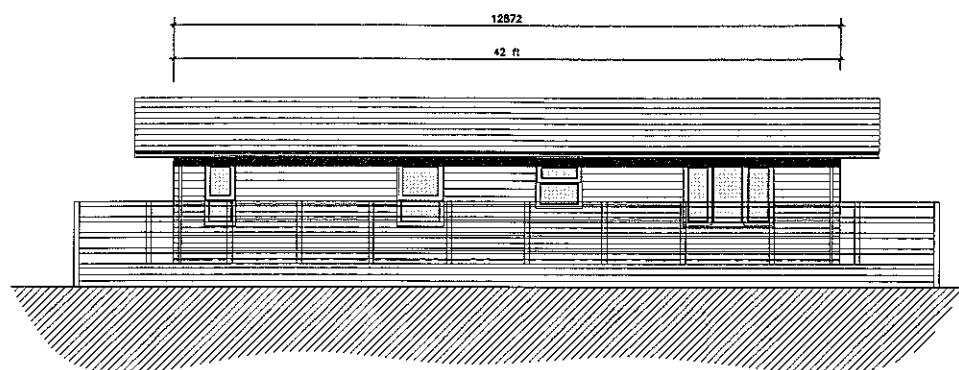
Roof Plan
Scale 1:50



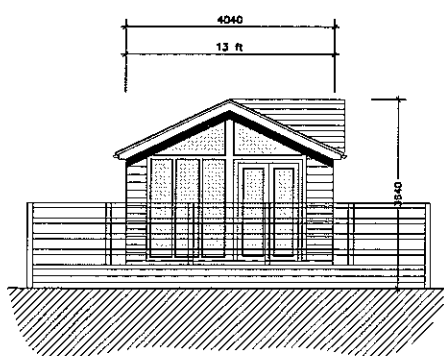
Front Elevation
Scale 1:100



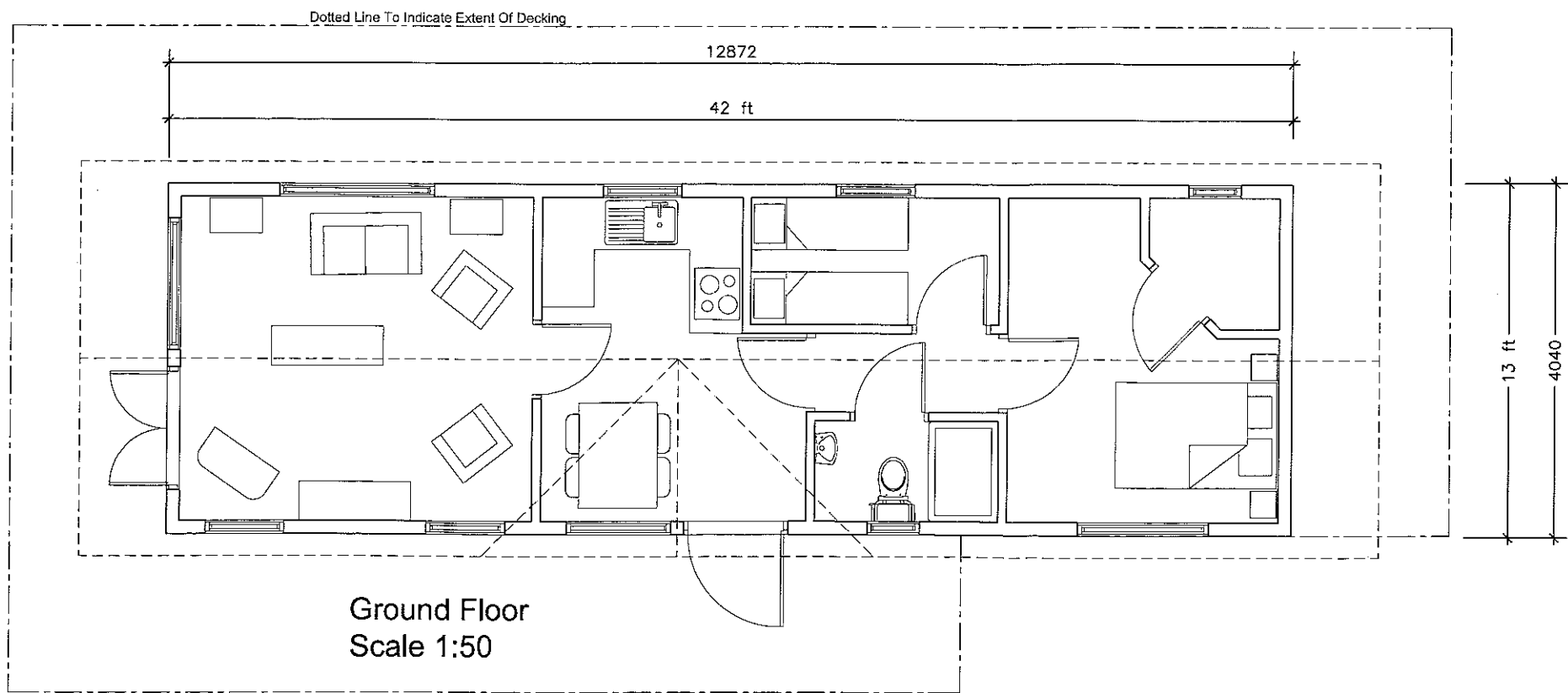
End Elevation
Scale 1:100



Rear Elevation
Scale 1:100



End Elevation
Scale 1:100



Ground Floor
Scale 1:50

Note:
Dimensions Shown Indicatively.
Refer to Manufacturers details and specifications
for dimensions to individual unit types.

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B Dimensions To Elevations Added 09-10-2012
A Dotted Line Added To Indicate Extent of Decking 25-09-2012

Contract Bridge Heywood Caravan Park Burnley, Lancashire		mpas	
Client Mr Richard Hanson		Martin Peacock Architectural Services	
Drawing Typical Static Caravan 42 ft x 13 ft		Old Reading Room Main Street, Stainforth, Settle North Yorkshire BD24 9PL Tel: 07765 224 265	
Drawn MDP	Job No 2012-12	Drawing No Sk1	Revision B
Scale 1:50 / 1:100 @A2	Date 24-09-2012		