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PROPOSED
ERECTION OF 13 RESIDENTIAL CARAVANS
AT
ACORN LODGE
LONGSIGHT ROAD
CLAYTON LE DALE

DESIGN AND ACCESS STATEMENT
WITH INCORPORATED
SUSTAINABILITY STATEMENT

MARCH 2016

sls 24/03/16

LOCATION

The land lies at the rear of the former Royal Oak public house (now a restaurant) on the north western side of the A59 highway namely Longsight Road.

Access to the site is from the east boundary via an access track which also serves Mire Fold Farm and two barn conversion dwellings. The track along the east boundary is in the applicants ownership.

SITE DESCRIPTION

The land is 'L' shaped with two average 50.0m wide legs. The first leg with access point from the east access track is approximately 100m long with north east and south west boundaries and south east boundary joining the restaurant land . The north west boundary forms the second leg approximately 120.0m long.

The overall area of the site is 1.15 hectare.

The front (leg) section of land with access from the east has a multiple occupancy use, covering 0.55 hectare.

On entering the site on the right hand side (north west) is a retail outlet building with supporting customer car parking. To the left (south east) there is a stable block with store building behind to the restaurant boundary.

Further into the site, central and to the south west boundary these are designated residential caravans on hard standing bases with touring caravans and supporting vehicles parked intermittently.

There is also a building with washing machines and a toilet block providing additional services for the touring caravans.

The second leg of the land is located north west and forms part of the application site as an extension to the previous developed with an area of 0.25 hectare.

SP 24/02/16

EXISTING RESIDENTIAL USE

It has been established through previous planning applications the applicant with her husband and extended family relations, who reside at the site in static caravans A-H are traditional gypsies who meets the statutory definitions of "Persons of nomadic habit of life" who travels 7-8 months of the year for horse dealing and to pursue the trade of weatherproofing farm buildings etc.,

The existing static caravans have been established in excess of ten years

The mobile caravans belong to principally elderly and in some cases infirm gypsies on the verge of retiring from travelling. The applicant with her husband have established good ties with local community from their children progressing through the local school , onto permanent employment and prosperity.

Through their skills and entrepreneurial drive have built a reputation for providing essential needs for elderly gypsy families.

PROPOSALS

The siting of the 13 No static caravans on concrete basis for the purpose of elderly and infirm gypsy families to replace tourism caravans with incidental ancillary services the caravans will measure 11.0 x 3.60m (40'.0" x 12'.0")

The caravans will be sited 6.0m equidistant each with a 5.0m x 2.50m car parking space a 3.0m apron to the access track and 2.0m gap to the south west and north east neighbouring boundaries . The car parking spaces and access track shall have a compacted stone gravel surface , The remainder shall be turfed forming amenity space.

Each caravan will be connected to the existing drainage system and supplied with mains water and electricity.

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VISIBLE IMPACT AND NEIGHBOURING AMENITY SPACE

The overall character of the surrounding area is open countryside . In general terms the landscape is relatively flat and bland with no special quality

To the north west of the proposed site the broad valley is entirely within rural land use, small fields and hedgerows divide the open land which slopes gradually down to the River Ribble then rising to more distant hills above the valley.

The buildings of Mitre Fold Farm including 2 large stone barns converted to residential use stand in a group to the north east and directly adjacent the proposed site. Likewise the buildings and caravans namely Northwood Camping and Caravan Club stand in a collective group south west and adjacent the proposed site.

The adjoining paddock as a Caravan Club site for periods of recreational use and the presence of other caravans standing effectively in open fields in this vicinity is considered acceptable by the councils planning department and should give reason and consideration in the decision making of this application.

In the terms of the appearance of the rural area , the proposed site is an extensive open area of land covered in crushed hardcore with no particular features or character , although it has no agricultural use at present the land is not derelict.

The land is capable of various uses appropriate to a rural area and in this instance the site of residential caravans on concrete bases.

We have taken into account caravans are of lightweight material and would be located in uniform style and could be considered out of place in terms of traditional forms of farm buildings in the wider area.

However the caravans on the proposed site would not be prominent in any views or the amenity space of local development north east and south west of the proposed site . We are confident our views are similar to those the council may have taken in the decision making, allowing the adjacent Caravan Club.

The proposed site is behind a large public house with adjacent car park (now a restaurant) and commercial garage where raised ground levels and 2.0m high rear boundary fence screens any views from the main road.

JB 24/03/14

Very limited public views are available from the bridleway running along the access track to the east from the entrance of the site there are stables to the left with the retail building to the right , which completely screen the application site from the public footpath running off the bridleway approximately 200.0m to the north , the proposed site would be visible against the continuous back drop of built development at Longsight Road . Therefore significantly diminishing the visible impact.

Therefore the proposed caravans will not harm the appearance of the countryside at this location

The siting of the proposed caravans in close proximity to the existing caravans and buildings and stables, diminishes their impact on the surrounding landscape , any remaining impact will be minimised by the planting of small trees and hedges on the boundaries by the imposition of a condition subject to the granting of planning permission.

ACCESS

The existing site access from the side track is 10.0m wide with curved brick walls each side set back from the track 2.0m

The side track is on average 6.0m wide at the junction to the site entrance and in ownership of the applicant to its north south boundary length

From Longsight Road and the track serves the applicants property and 3 dwellings at Mire Fold Farm

The site entrance on to the track is deemed satisfactory considering the limited volume of traffic

The track surface may require up-grading from time to time

ACCESS WITHIN THE SITE

We have previously mentioned the site is flat with a crushed compacted stone surface

The site has ample width and open space from the entrance to the proposed caravans. A dedicated access width shall be kept clear for vehicular movement at all times

RB 24/02/16

SITE AMENITIES

Large refuse bins shall be provided in a dedicated area with fence screening

Existing washing machine house shall be available for use.

SUSTAINABILITY AND PRINCIPLE OF DEVELOPMENT

As we understand the 1998 Districtwide Local Plan (D.W.L.P.) settlement boundaries for the purpose of development management , shall be maintained and where appropriate pending a full boundary re-assessment, as such our proposals would not fall within any re-assessed settlement boundary and therefore is subject to relevant core strategy policies D.S. 1 (as above) and D.M.G. 2

In this case our proposals accords with policy D.S. 1 for a development outside the defined settlement and meets criteria for a small development use appropriate to a rural area where a local need and benefit is required.

The applicants have no doubt there is an essential need of this type in this location for special needs for elderly gypsy families with present resources working to a maximum.

SOCIAL

The applicant would provide an extended mode of income as well as able to offer residential accommodation for elderly gypsy families.

ECONOMIC IMPACT

The applicant would be liable to a significant financial burden in setting up the development of the site and create part time employment for at least 2 persons subject to establishing residential accommodation would have a significant influence on the sustainability of the local economy through the additional income created

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ENVIRONMENTAL IMPACT

The applicant would provide a need with land and existing resources available of a type which would not encourage noise or pollution.

Refuse would be carefully recycled in appropriate refuse bins with enclosure

We are confident to have demonstrated in this statement the development would blend into the countryside taking into account landscape mitigation measures and would not have an adverse impact on neighbouring amenity space.

SUMMARY

We are confident to have demonstrated there is an essential and entitled need as proposed and would conclude that the special needs for this type of gypsy environment outweigh any potential harm which would be caused by the proposal in terms of conflict with the objectives of policies DS1 and DMG 2

SB 24/02/14