

Peter Hitchen Architects

Peter Hitchen Architects Ltd

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
23 October 2019

**SITE MANAGEMENT PLAN FOR
CHANGE OF USE OF EXISTING AGRICULTURAL PLOT TO ACCOMMODATE NINE HOLIDAY
LODGES AND MANAGERS LODGE WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING**



(View looking north into the site)

This statement supports the planning application demonstrating the management practices of the site that will reduce any impact from any site activities at Ribblesdale Hall, Chatburn

Prepared by- Dominic Hall

Our client- Barry Turner

Date: 03/01/2020

SITE

the proposed site for the six cabins is approximately 0.5 hectare excluding Ribblesdale Hall property and the larger area within the applicant's ownership.

The site is an open field located approximately 40m from Ribblesdale Hall with already existing 'green screening' for Ribblesdale Hall mitigating any visual impact on the dwelling. There is a sloping topography to the north of the site down to the river Ribble boundary. Access to the site is via an existing field gate entrance south-east of the site onto Sawley Road.

Two car parking spaces will be provided next to each three-bedroom timber cabins.

METHOD OF BOOKING

Bookings will be made via an online holiday website and also telephone bookings can be made directly. Upon booking the guests sign up to the sites' bookings terms which set out the sites rules and procedures which include behaviour, compliance with instruction from the site manager and complaint proceedings. The consequence of not following the terms could mean termination of agreement, loss of deposit or eviction from site.

ARRIVAL/DEPARTURE PROCEDURES

Check-in from between 2pm and 7pm. Arrival after this time can be made with prior arrangement can be made with prior arrangement with site management team.

Upon arrival all guests must report to the designated check-in desk located on the site. Guests will be greeted in person; guests will be a copy of the site rules escorted to their accommodation.

OCCUPATION RESTRICTIONS

Bookings will not be accepted for large single sex groups (e.g. hens/stag parties) or from unsupervised persons under the age of 18 years.

Well behaved dogs may be allowed in specific cabins and management staff must be informed prior to booking. Dogs must be kept on lead whilst on site at all times. No dangerous dog breeds will be allowed (dangerous dogs act 1991)

SITE MANGEMENT DETAILS

The owner of the development is located in Ribblesdale Hall and the site manager will be located on site at a full-time basis. the owner or the management staff will be present throughout the day and night when there is occupancy of the cabins.

CODES OF CONDUCT

Noise pollution will be taken very seriously by site management. Guests will be expected to respect others and keep the noise to a minimum whilst adhering to a noise curfew between the hours from 10.30pm and 7am.

Non other then the named guests can occupy the cabins overnight. Guests must comply with the parking regulations and show consideration when entering and leaving the site.

All guests will be given the emergency contact details of the site management team and appropriate guidance of when to use them.

In general terms all guests will be expected to:

- comply with all site rules
- refrain from anti-social behaviour
- respect the amenities and security of neighbouring properties
- comply with all instruction from the site management
- notify the site management of any disputes, complaints or problems as soon as reasonably practicable.

any guests found to be repeatedly breaking any of the site rules codes of conduct will be required to leave the site immediately without a refund.

Signed..... Date.....