

DESIGN AND JUSTIFICATION STATEMENT

PLANNING APPLICATION FOR THE
PROPOSED REPLACEMENT TOILET AND WELFARE FACILITIES BUILDING,
PROVISION OF ADDITIONAL CARAVAN PITCHES
AND CAMPING GLAMPING PODS
AT MARL BARN CAMPSITE
TOSSIDE, SKIPTON, BD23 4SX

Date: April 2021

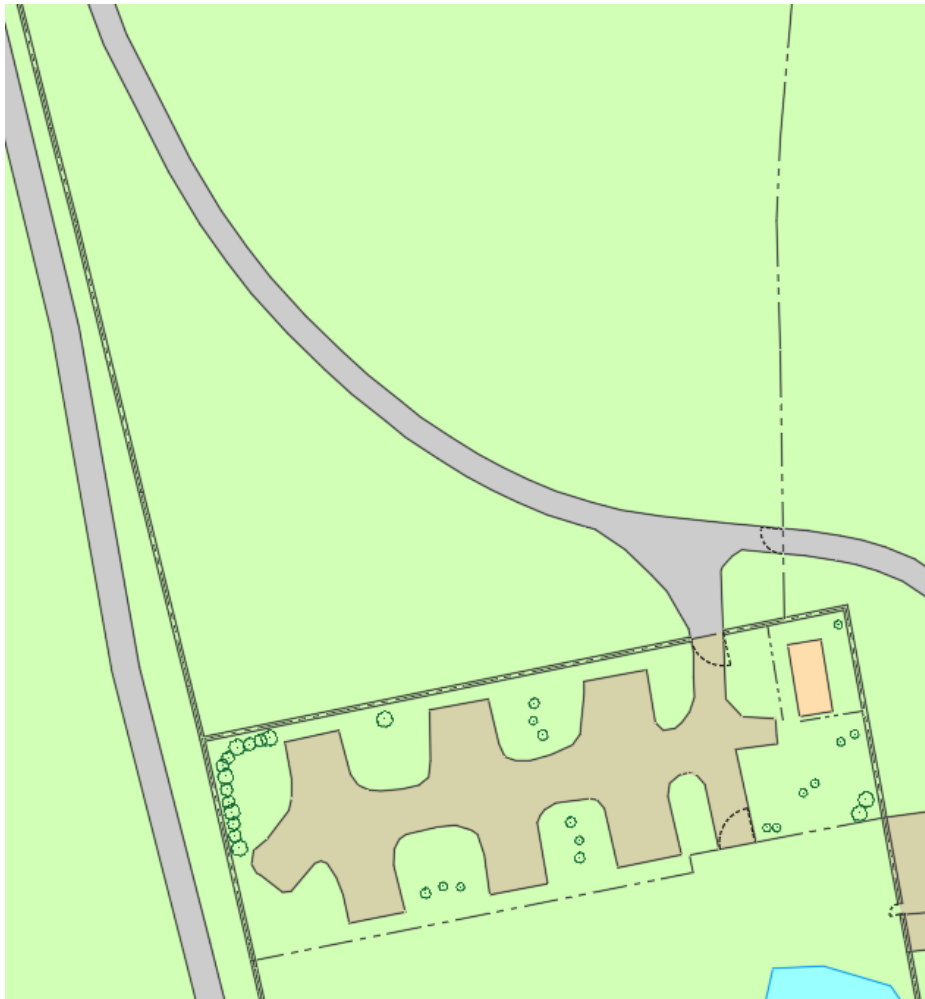
Job ref: 6262

1.0 INTRODUCTION

- 1.1** This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd, as part of a full planning application for the erection of a replacement toilet and welfare facilities building and provision of an additional 10.No caravan pitches and 4No. camping glamping pods at Marl Barn Campsite.
- 1.2** It is to be read in conjunction with planning drawing Nos:
- 6262-01 Existing site plan
 - 6262-02 Proposed site plan
 - 6262-03A Existing shower and toilet facilities elevations and replacement proposed toilet and welfare facilities building floor plan and elevations.
 - 6262-04 Proposed camping glamping pod plan and elevations
 - 6262 – 05 Site Location Plan
 - 6262– 06 Block Plan
- 1.3** To supplement farm income our clients operate Marl Barn Campsite which is certified by the caravan and camping club.
- 1.4** The campsite is popular with visitors and tourists and provides an important source of income for our clients. The current campsite is fully occupied throughout the year and there is scope to expand the site to meet an increase in demand.

2.0 SITE

- 2.1** The site is located in Tosside within the forest of Bowland area of outstanding natural beauty and on the edge of the Yorkshire dales national park.
- 2.2** The site is accessed via a private access track off the B6478.
- 2.3** At present the campsite consists of a camping field, 8No. hardstanding pitches, further grass pitches which are weather dependant and subject to ground conditions for use (suitable for use only approximately 4 months of the year) and a portable toilet and shower facility building that is proposed to be relocated upon the farm.



3.0 PROPOSAL/DESIGN

- 3.1** The proposed scheme enables the site to be subtly expanded to provide an additional 10.No caravan pitches, 4No. camping glamping pods and a purpose built toilet and welfare facilities building to cater for the increase in demand that the current campsite cannot sustain.
- 3.2** The proposed hardstanding caravan pitches will be accessed from the existing access track.
- 3.3** The proposed glamping pods and associated vehicular parking spaces will be accessed from the existing access track.
- 3.4** The proposed Toilet and welfare facilities will be located to the south of the site accessed via the existing access track and hardstanding serving the existing caravan pitches.
- 3.5** The positioning of the proposed caravan pitches, glamping pods and toilet and welfare facilities have been carefully selected to ensure no new access roads will be required within the site, with the existing access track serving the expanded campsite.



- 3.6** The caravan pitches will be approximately 6m wide x 8m long. The pitches will be located to ensure the caravans will be a minimum 6m apart. Each pitch will have an electricity point meeting the relevant electrical regulations.

3.7 The proposed glamping pods are 2.5m wide, 3.4m long and 2.5m in height and will incorporate cedar cladding, decra oberon roof tiles and anthracite grey door and window frames.



3.8 The proposed replacement toilet and welfare facilities building will be constructed from natural stonework, with stone quoins and stone surrounds to the window and door openings with a natural blue slate roof covering, designed in accordance with the vernacular architecture of the local area. The proposed building will measure 18.265m in length, 7.45m in width and 4.4m in height.



3.9 The proposed welfare facilities will consist of the following:

- Female WC/Showers (2no. showers, 3No. WC's)
- Male WC/Showers (2no. showers, 2no. WC's, 2no. urinals)
- Accessible WC/Shower facilities
- Laundry/Boiler room
- Kitchen/Dayroom

- 4.1** The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following:

Policy DMG1 – General Considerations

“In determining planning applications, all development must:

Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABI/English Heritage building in context toolkit).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

RECREATION AND TOURISM POLICY RT5

The Council will normally approve proposals for the siting of new static holiday caravan sites, and the extension of existing sites providing the development:

- 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;

This is subject to the other policies of the plan and policies ENV1 and ENV. in particular.

7.6.2 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.

7.6.3 This, however, needs to be reconciled with the protection and preservation of those environments which attract holiday makers in the first place; holiday caravan sites can be particularly intrusive in the open landscape and special consideration needs to be given to proposals especially in the AONB.

In considering proposals within the AONB the protection, conservation and enhancement of the natural environment will be the most important factors in the assessment of any development proposal. In addition any development will also need to contribute to the conservation of the natural beauty of the area. Similarly in assessing proposals within the

green belt and Bowland Fringe the Borough Council will have regard to the proposal's size, siting and design which should not prejudice the primary purposes of the green belt.

ENVIRONMENT

POLICY ENV1

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.

POLICY ENV2

The landscape and character of those areas immediately adjacent to the Forest of Bowland Areas of Outstanding Natural Beauty will be protected, conserved and wherever possible enhanced. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and compatibility with policies to enhance the natural beauty of the adjacent Forest of Bowland AONB will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well being of the area.

- 4.2** The proposal has been designed in accordance with the local planning policies. The proposal is classified as a small scale tourism development which will have minimal visual impact to the landscape and surrounding area whilst creating economic benefits to the local economy.

- 5.1** The proposed business plan for Marl Barn campsite is to provide all year-round accommodation for the campsite. The current number of hardstanding caravan pitches is inadequate to serve the high demand received especially during the peak holiday season and bank holidays.
- Grass pitched areas are located on the site however the suitability of these pitches depends on the weather and ground conditions and presently only suitable approximately 4 months of the year. Due to this booking for the grass pitches cannot be taken in advance as the ground conditions cannot be ascertained, a few days of significant rain fall can make the ground unsuitable. The provision of additional hard standing pitches will enable bookings to be taken in advance. Booking details for the previous years are included in Appendix A, detailing the number of visitors/tourists Marl Barn campsite receives which is currently operating during peak periods at maximum capacity. It is anticipated the number of bookings would double with the implementation of additional hardstanding pitches.
- 5.2** The proposed extension of the existing campsite will provide quality facilities that will attract visitors and tourists to the area and support the local economy. A large majority of tourists who stay at Marl Barn Campsite use the local amenities such as Gisburn Forest, Cafe Bistro in the village of Tosside and the local pubs within 5-10 mile of the site.
- 5.3** The existing toilet and shower facilities are currently utilised to maximum capacity. During peak periods guests are queuing to use the shower and toilet facilities. The proposed replacement shower and toilet facilities will provide the necessary required facilities for the campsite.
- 5.4** The kitchen/dayroom area within the proposed welfare facilities will provide a small area for guests to purchase essential items such as milk and bread so the guests do not have to leave the site to purchase essential items.
- 5.5** The Glamping Pods are aimed at potential guest who would like to visit the local area but do not have access to a caravan or motorhome and during periods when the weather conditions would be unsuitable for a tent.

- 6.1** The current demand far outweighs the current capacity of the campsite. Marl Barn Campsite receives enquiries for bookings all year round and attracts guests from as far as the south coast.
- 6.2** The proposed extension to the campsite will create full time jobs for ground care/maintenance workers and also for bookings and cleaning workers.
- 6.3** The increase in guest to the campsite will provide economical benefits to local businesses and the local area.
- 6.4** The proposals will have no detrimental visual impact on the landscape and surrounding area. It is also set well back and is not visible from the public road.



- 6.5** The existing access from the B6478 will be utilised by the extended campsite, the viability of the existing access and visibility is suitable as means of access to and from the site. The existing concrete surfaced entrance and existing tarmacadam access road are well maintained and in excellent condition.



6.6 In summary the proposal which forms the basis of this planning application has been designed to complement the existing campsite and provide the necessary facilities for guests to come to the Ribble Valley and enjoy the local landscape and recreational activities. The proposed welfare facilities building will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure they are in keeping and harmony with the existing and surrounding buildings. The proposals will not have any significant adverse impact on the local landscape or surrounding area.

7.1 2019 Bookings: 283

7.2 2020 Bookings: 300

7.3 The client has provided detailed booking sheets which are available for review by the planning department at Ribble Valley Borough Council. Due to data protection the booking sheets have not been included for public review.

8.0 ADDENDUM

- 8.1** The planning application No. 3/2021/0215 for the proposed extension of the existing campsite to provide an additional 10No. caravan pitches, 4 camping glamping pods and the erection of a proposed toilet and welfare facilities building and associated landscaping works was refused permission on the 21.04.2021 for the following reason:

The proposed development, by virtue of its siting, form and design, would form a prominent and incongruous feature that would fail to conserve and enhance the visual amenity and landscape character of the Forest of Bowland Area of Outstanding Natural Beauty contrary to Core Strategy Key Statement EN2 and Policies DMG1, DMG2 and DMB3 and paragraph 172 of the NPPF.

- 8.2** Following receipt of the refusal for planning permission the planning officer has been consulted to discuss the application to formalise a proposal that would be deemed acceptable for approval. Following the productive discussions, the following points have been ascertained:

- The proposed replacement toilet and welfare facilities building in its current form, scale and location is acceptable.
- The proposed 2No. Glamping pods sited in the position of the existing shower/toilet facilities building are acceptable.
- A revised scheme incorporating the points noted above and to include 3no. caravan pitches and an additional 2No. Glamping pods sited to the north, directly adjacent to the existing caravan pitches with a stone boundary wall to the perimeter would in principle be deemed acceptable for approval.

- 8.3** Accounting for the advice received from the planning officer the proposed size of the extended caravan site has been reduced in scale and sited in a less prominent position that will ensure the proposed extension of the existing caravan site, by virtue of its siting, form and design will not form a prominent feature to the local landscape and will ensure the visual amenity and landscape character of the Forest of Bowland Area of Outstanding Natural Beauty is protected.

