VISUAL IMPACT ASSESSMENT

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

SUNDERLAND PEACOCK ARCHITECTS SURVEYORS

1.0 INTRODUCTION

1.1 This Visual Impact Assessment 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 3.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
- 6262–02B 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 – 05A Site Location Plan
- 6262– 06A Block Plan

2.0 LANDSCAPE SETTING/SITE

2.1 Marl Barn Campsite is located in Tosside, Skipton, North Yorshire and is situated within the Forest of Bowland, this locality was designated an Area of Outstanding Natural Beauty in 1964. The scenery of this region is an attractive mixture of hill and fell, moorland, woods, rivers and pasture land. The site is sited beside the B6478 road, with the topography of the road declining either side of the access point into Marl Barn Campsite.

2.2 The site topography rises from North to South to the centre of the site with a sharp decline in topography from the centre of the site to the southern boundary.

2.3 The site consists of open fields used for agricultural purposes with the existing caravan pitches and farm house and buildings located central on the site.

3.0 VISIBLITY OF THE SITE WITHIN THE LOCAL LANDSCAPE

3.1 The main prominent visible feature of the site is the open field located to the north of the site due to the incline in topography from North to South.

3.2 The existing caravan pitches, farm house and agricultural building sited centrally as the topography declines to the south of the site are well screened when viewed along the B6478 road, with only the top edge of the roof of the existing farm house and agricultural building visible when approaching the access to the site from either direction (see images below).

3.3 To the west of the site it would appear none of the farms and houses in the vicinity have any view of the existing caravan pitches, farm house and agricultural buildings as they are set below any sight line (see image below).

3.4 To the north east of the site only the top edge of the roof of the existing farm house and agricultural building are visible (see image below).

4.0 POTENTIAL VISIBLITY OF THE PROPOSED DEVELOPMENT/MITIGATION

4.1 The proposed development of the site consists of the construction of a toilet and welfare facilities building and extending the existing caravan pitches to accommodate 3No. additional pitches and 4No. Glamping pods.

4.2 The new building will be constructed of local materials, stone and slate with a stone boundary walls to the perimeter of the caravan pitches to provide screening to the development.

4.3 To mitigate the visibility of the proposed toilet and welfare facilities building, caravan pitches and glamping pods the development is to be situated to the south of the site which is well enclosed by the surrounding landforms which will screen the development from the majority of viewpoints.

AERIAL SITE IMAGE

VIEW 1 EXISTING/PROPOSED – Extension to the existing campsite will not be visible from view 1 public highway

VIEW 2 EXISTING/PROPOSED – Extension to the existing campsite will not be visible from view 2 site access

VIEW 3 EXISTING/PROPOSED – Extension to the existing campsite will not be visible from view 3 public highway

VIEW 4 EXISTING/PROPOSED – Access Track

5.0 CONCLUSION

5.1 The proposed extension site is well enclosed by the surrounding landforms and the proposed stone boundary wall which screens it from the majority of viewpoints.

5.2 Careful siting and design will ensure that the development is not visible from the majority of viewpoints and any views of the site will be minimal and of a sympathetic nature to the surroundings and will blend into the local scene and complement views through the site to the landscape beyond.

5.3 The proposal ensures that the proposed caravan pitches, glamping pods and the toilet and welfare facilities building are well integrated into the site and that they will have very limited visible impact within the landscape.