

**John Pallister**  
Chartered Surveyors

John Pallisters Chartered Surveyors

# Design & Access Statement

Rowan Bank Campsite, Horton, BD23 3JP

Edward Dickinson  
June 2025

## Planning Statement

### RE: Full Planning Application for the extension of the campsite area and an additional 11 hardstanding caravan bases.

The application relates to the extension of the campsite area and an additional 11 hardstanding caravan bases.

#### Background

David and Carole Newhouse purchased Rowan Bank in April 2022, their purchase comprised of a well equipped farm and Rowan Bank Campsite. Affiliated with the nationally recognised camping and caravanning club the site sees holidaymakers visiting year round. The site holds a licence for up to 5 touring caravans and up to 10 tents at any one time on site however, the camping and caravanning club have approved Mr & Mrs Newhouse increasing this if more pitches are to be implemented.

#### Site & Location

The holding comprises approximately 40 acres of grassland, currently used for agricultural purposes as part of the applicants working beef farm, which supports a herd of 25 suckler cows and their followers. The land also contains a number of substantial agricultural structures, including large steel portal frame farm buildings and a well-maintained farmhouse.

In addition to the agricultural operation, the site hosts a well-equipped and established campsite. This includes 5 hardstanding pitches and 10 tent pitches, complemented by a dedicated amenities block with showers, toilets, and pot washing facilities. Additional infrastructure includes a waste and recycling area and an Elsan chemical toilet disposal point, ensuring all essential facilities are available for visitors.

#### Access

Access to the site would be taken from the existing private site entrance off the A59 which leads to the top of the campsite. There would be an additional grass track implemented from the top of the proposed extension down to the bottom providing a one way system through the proposed development.



*Current access track marked red*



*Access through proposed site in purple*



*Entrance off the A59*



*Line of sight when pulling out of Rowan Bank onto the A59*

## Design



A detailed site and location plan is submitted with this application. The proposed extension increases the site footprint by 2,230m<sup>2</sup> to accommodate 11 additional pitches (5 within the current footprint and a further 6 in the extended site). All new pitches will be surfaced with dark gravel to match the existing hardstanding areas, ensuring visual continuity across the site. To preserve the site's rural character, the access track through

the proposed extension will remain grassed. The track follows a gentle downhill gradient, helping to prevent vehicles from becoming stuck during wet conditions. Each new pitch will provide sufficient space for a caravan, awning, and parked vehicle, while maintaining a 6-metre separation between units in line with Camping and Caravanning Club regulations. All pitches will be equipped with access to existing on-site electrical hook-ups. The extension will be enclosed with traditional post and four-rail timber fencing, in keeping with the design and appearance of the existing site.

### Impact

The proposed development will have minimal impact on the local landscape character and natural beauty of the area. The site is well screened by a mature tree line along the A59, providing effective visual separation from the highway. Importantly, there are no neighbouring properties within direct view of the proposed extension. No additional external lighting is proposed, and the anticipated increase in visitor numbers is modest, resulting in a low risk of noise disturbance. The use of traditional post and rail fencing, along with limited hardstanding, ensures the extension remains in keeping with the existing site and blends seamlessly into the rural surroundings.



### Fire Safety

The site is an open area with adequate hardstanding access directly from the major A59 for large fire rescue vehicles. There is a large open farm yard at the top of the access track with suitable space for turning vehicles. This is used by feed lorries and farm deliveries so is known to be of adequate turning space. As indicated yellow on the adjacent plan. There is running water at the farm and on the site however pressures and volumes are unknown.

### Summary

In summary, this application seeks approval for the modest expansion of an existing, well-established rural campsite located within a 40-acre working beef farm. The proposal includes increasing the number of caravan pitches from 5 to 16, and extends the site area by 2,230m<sup>2</sup>. The design has been carefully planned to minimise impact on the local landscape and maintain the rural character of the site. The new pitches will match existing materials and be enclosed with traditional post and rail fencing. A grass access track will create a one-way system, reducing ground disturbance and improving site flow. The site is well screened by mature trees along the A59 and is not visible from any neighbouring properties. No external lighting is proposed, and the increase in visitor numbers is minimal, resulting in low risk of noise or visual impact. This low-impact development supports rural diversification, improves the site's usability, and contributes to the local tourism economy. It aligns with national and local planning objectives for sustainable rural growth, and we respectfully request its approval.